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Real Estate Economists, Appraisers and Counselors

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THE CHANGES IN SELLING PRICES OF RESIDENCES, 1946-1954

IN the last 12 years a typical six-room frame house, not over 1 year old, has increased in selling price in the average city of the United States by approximately 148%. Over the 12-year period the percentage increase has been almost exactly the same whether the house was located in the central city of a metropolitan area or whether it was located in the suburbs. This has been disclosed by a survey we have just completed to bring up to date the similar studies made in 1942, 1946, 1948, 1950, and 1952. Space does not permit us to show the 1942 figures in this bulletin. However, you can find them in your copy of the June 1952 "As I See" Bulletin, Volume XXI, Number 24, pages 238-250.

In conducting these surveys we sent a questionnaire to the tax assessor and to at least 15 prominent real estate operators and mortgage lenders in each of 160 cities. The questionnaire described the standard six-room frame house which we have used for our construction cost studies back to 1913. In those cities where this house is not ordinarily built according to the specifications we have given, the specifications were generally changed by those giving us the information for their communities. For instance, in certain sections of the South this house would be built without a basement and without a regular furnace. A floor heater would probably be substituted in some regions. In a few communities the lot size was not typical and had to be modified.

This study is based on 144 cities from which adequate replies have been received. On page 252 there are 18 additional cities with 1954 figures only. For each city, figures have been compiled for the city proper and for the homes beyond the city limits of the central city. In this outer area it was necessary to average many satellite communities into a single set of figures.

As will be seen from the questionnaire reprinted on the following page, the information asked for was as follows:

1. The value of a lot 50 feet x 125 feet, suitable for the standard house, near transportation and schools, on a 40-foot street with concrete or comparable paving, cement sidewalks and curbs.
2. The selling price of a house (not over 1 year old) and lot of this type.
3. The monthly rental.
4. Assessments and taxes.

1954 RESIDENTIAL TAX SURVEY

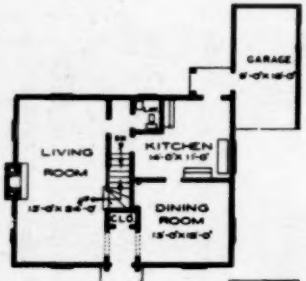
THIS IS THE HOUSE

THESE ARE THE SPECIFICATIONS

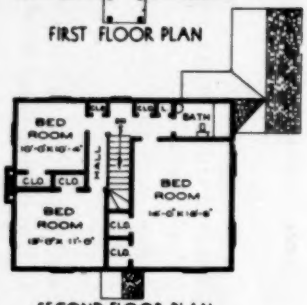
This six-room colonial frame residence has been selected as similar buildings have been erected in most parts of the United States. The house proper has a cubic content of 23, 792 cubic feet and the attached garage an additional 1, 575 cubic feet, or a total cubic content of 25, 367 cubic feet.

In brief, the plans and specifications call for concrete foundations, concrete basement and garage floors; concrete slabs for front and rear stoops; frame exterior walls with 3/4 inch x 10 inch redwood siding, with stucco gable ends; three-coat plaster walls; oak flooring; pine B & B trim; 1-3/8 inch six-panel #1 pine doors; tile wainscot and floors in bathroom and lavatory; two kitchen cabinets; 266 lbs. asphalt shingle roof with copper gutters and downspouts; modern bathroom fixtures; hot water heat; modern electrical installation; insulation in exterior walls and second floor ceiling.

Throughout good average quality material and workmanship have been used.

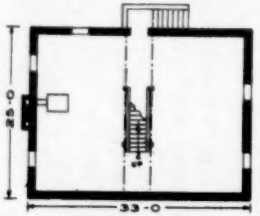


FIRST FLOOR PLAN



SECOND FLOOR PLAN

THESE ARE THE FLOOR PLANS



BASEMENT PLAN

THESE ARE THE QUESTIONS

	Within City Limits	Beyond City Limits
What would a lot, 80x125, suitable for this house and near transportation and schools, sell for on a 40 foot street with concrete or comparable paving, cement sidewalks and curbs?	$	$
What would this lot and house, not over one year old, sell for in your community?	$	$
What would this property rent for?	$	$
How much do you estimate this house and lot would be assessed for tax purposes in your community?	$	$
How much would the taxes amount to if house were tenant occupied?	$	$
How much would the taxes amount to if house were owner occupied?	$	$

NAME OF CITY_____

(Sign)_____

In compiling the results we have given separate figures on taxes for owner occupancy and tenant occupancy for those cities in which some form of homestead tax exemption exists.

All replies for each city were averaged with the exception of an occasional answer which was badly out of line with all of the other replies received. Throwing out these erratic answers made it impossible for any individual to affect the final result.

It is realized that in some cities the averages obviously indicate that the persons filling out the questionnaire did not have the same conception of the house we pictured and described as did those in other communities. As a rule, however, in most cities the opinions of the various persons who answered our questionnaire were not too badly at variance. On the whole it seems to us that the replies we have tabulated here are fairly reasonable.

NATIONAL AVERAGE

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,534	$ 1,617	$ 1,840	$ 2,196	$ 2,476
Ditto - Suburbs	1,040	1,156	1,300	1,533	1,713
Value of house & lot - City	13,916	16,357	16,630	19,407	19,700
Ditto - Suburbs	12,956	15,600	15,580	18,119	18,553
Monthly rent - City	92	120	123	135	133
Ditto - Suburbs	83	106	110	120	121
*Taxes, owner & tenant occupied - City	229	259	285	317	325
*Ditto - Suburbs	141	170	190	224	224
**Taxes, owner occupied - City	182	216	225	230	239
**Ditto - Suburbs	93	99	119	132	151
**Taxes, tenant occupied - City	231	229	294	299	301
**Ditto - Suburbs	133	146	172	181	198
Value ? times monthly rent	151	136	135	145	149
Ditto - Suburbs	156	147	142	154	156
Annual rent as % of value	7.9%	8.8%	8.9%	8.4%	8.1%
Ditto - Suburbs	7.7%	8.2%	8.5%	8.0%	7.8%

*Cities not having homestead tax exemption.
**Cities having homestead tax exemption.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

AKRON, OHIO

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,150	$ 1,000	$ 1,200	$ 1,500	$ 2,000
Ditto - Suburbs	750	667	917	1,250	800
Value of house & lot - City	15,750	17,000	15,250	21,000	20,500
Ditto - Suburbs	15,000	16,000	14,500	21,000	20,500
Monthly rent - City	90	117	96	130	200
Ditto - Suburbs	78	90	92	137	200
Taxes, owner occupied - City	188	215	211	175	196
Ditto - Suburbs	103	170	160	125	196
Taxes, tenant occupied - City	188	215	211	175	150
Ditto - Suburbs	103	170	160	125	150
Value ? times monthly rent	175	145	162	162	103
Ditto - Suburbs	192	178	158	153	103
Annual rent as % of value	6.9%	8.3%	7.4%	7.4%	11.7%
Ditto - Suburbs	6.2%	6.8%	7.6%	7.8%	11.7%

ALBANY, N.Y.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,350	$ 2,000	$ 1,667	$ 2,000	$ 2,250
Ditto - Suburbs	700	1,500	1,167	1,000	1,500
Value of house & lot - City	15,000	15,000	16,833	20,000	19,500
Ditto - Suburbs	13,500	15,000	16,167	18,000	18,500
Monthly rent - City	125	150	150	150	150
Ditto - Suburbs	93	150	137	133	125
Taxes, owner occupied - City	308	280	448	600	500
Ditto - Suburbs	220	250	360	400	250
Taxes, tenant occupied - City	308	280	448	600	400
Ditto - Suburbs	220	250	360	400	250
Value ? times monthly rent	130	100	112	133	130
Ditto - Suburbs	145	100	85	135	148
Annual rent as % of value	10.0%	12.0%	10.7%	9.0%	9.2%
Ditto - Suburbs	8.3%	12.0%	10.2%	8.9%	8.1%

ALLENTOWN, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,628	$ 1,750	$ 1,588	$ 1,500	$ 1,750
Ditto - Suburbs	1,031	813	900	1,000	1,500
Value of house & lot - City	12,500	17,500	17,125	21,000	20,000
Ditto - Suburbs	11,375	16,167	16,167	17,500	19,500
Monthly rent - City	75	145	123	150	125
Ditto - Suburbs	65	113	115	150	125
Taxes, owner occupied - City	199	337	187	278	280
Ditto - Suburbs	118	221	134	225	200
Taxes, tenant occupied - City	199	337	187	278	280
Ditto - Suburbs	118	221	134	225	200
Value ? times monthly rent	167	121	139	140	160
Ditto - Suburbs	175	143	141	117	156
Annual rent as % of value	7.2%	9.9%	8.6%	8.6%	7.5%
Ditto - Suburbs	6.9%	8.4%	8.5%	10.3%	7.7%

ALTOONA, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 980	$ 1,750	$ 1,240	$ 1,100	$ 1,800
Ditto - Suburbs	530	1,100	800	900	1,100
Value of house & lot - City	10,217	15,750	14,400	16,500	19,000
Ditto - Suburbs	9,417	13,000	13,240	15,250	19,000
Monthly rent - City	72	88	93	88	150
Ditto - Suburbs	65	88	88	88	150
Taxes, owner occupied - City	218	260	242	262	300
Ditto - Suburbs	171	220	146	212	150
Taxes, tenant occupied - City	218	260	242	262	300
Ditto - Suburbs	171	220	146	212	150
Value ? times monthly rent	142	179	155	158	127
Ditto - Suburbs	145	148	150	179	127
Annual rent as % of value	8.8%	6.7%	7.8%	6.4%	9.5%
Ditto - Suburbs	8.3%	8.1%	8.0%	8.9%	9.5%

ANN ARBOR, MICH.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,383	$ 1,617	$ 2,157	$ 2,500	$ 3,000
Ditto - Suburbs	758	960	1,517	2,000	1,800
Value of house & lot - City	16,863	15,679	20,343	23,000	24,000
Ditto - Suburbs	14,417	17,900	18,750	22,500	22,000
Monthly rent - City	95	130	125	135	150
Ditto - Suburbs	84	120	100	125	125
Taxes, owner occupied - City	179	221	232	272	290
Ditto - Suburbs	42	120	141	142	125
Taxes, tenant occupied - City	179	221	232	272	290
Ditto - Suburbs	42	120	141	142	125
Value ? times monthly rent	175	144	163	170	160
Ditto - Suburbs	172	149	188	180	176
Annual rent as % of value	6.9%	8.4%	7.4%	7.0%	7.5%
Ditto - Suburbs	7.0%	8.0%	6.4%	6.7%	8.8%

ATLANTA, GA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,300	$ 1,500	$ 1,500	$ 2,000	$ 2,000
Ditto - Suburbs	1,250	2,000	1,000	1,500	1,500
Value of house & lot - City	15,400	18,500	13,500	15,500	15,500
Ditto - Suburbs	15,600	18,500	13,750	15,000	15,500
Monthly rent - City	79	150	112	100	125
Ditto - Suburbs	76	150	112	85	125
Taxes, owner occupied - City	175	175	171	180	191
Ditto - Suburbs	148	129	151	150	143
Taxes, tenant occupied - City	201	223	225	268	
Ditto - Suburbs	184	197	234	213	
Value ? times monthly rent	165	123	121	155	124
Ditto - Suburbs	205	123	123	176	124
Annual rent as % of value	6.2%	9.7%	10.0%	7.7%	9.7%
Ditto - Suburbs	5.8%	9.7%	9.8%	6.8%	9.7%

ATLANTIC CITY, N.J.

	1946	1948	1950	1952	1954
Value of lot - City			$ 2,000	$ 2,500	
Ditto - Suburbs			1,000	1,250	
Value of house & lot - City			18,167	17,000	
Ditto - Suburbs			16,000	14,750	
Monthly rent - City			125	125	
Ditto - Suburbs			100	100	
Taxes, owner occupied - City			280	325	
Ditto - Suburbs			210	230	
Taxes, tenant occupied - City			350	325	
Ditto - Suburbs			210	230	
Value ? times monthly rent			145	136	
Ditto - Suburbs			160	147	
Annual rent as % of value			6.3%	6.8%	
Ditto - Suburbs			7.5%	8.1%	

AUGUSTA, GA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,267	$ 1,750	$ 1,500	$ 2,000	$ 2,500
Ditto - Suburbs	633	1,000	850	1,500	1,500
Value of house & lot - City	13,000	15,500	15,300	21,125	17,500
Ditto - Suburbs	11,667	14,500	14,450	18,750	16,500
Monthly rent - City	92	100	105	130	100
Ditto - Suburbs	83	100	98	125	85
Taxes, owner occupied - City	141	166	228	192	
Ditto - Suburbs	88	81	85	70	
Taxes, tenant occupied - City	160	220	216	262	
Ditto - Suburbs	125	124	155	140	
Value ? times monthly rent	141	158	146	162	175
Ditto - Suburbs	141	145	151	150	194
Annual rent as % of value	8.5%	7.7%	8.2%	7.4%	6.9%
Ditto - Suburbs	8.6%	8.3%	8.0%	8.0%	6.1%

AUSTIN, TEX.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,770	$ 1,500	$ 2,500	$ 1,625	$ 1,800
Ditto - Suburbs	983	1,250	1,333	1,250	1,500
Value of house & lot - City	19,370	18,167	19,750	18,250	16,500
Ditto - Suburbs	19,667	15,500	17,833	18,250	16,000
Monthly rent - City	133	126	133	113	125
Ditto - Suburbs	100	98	100	100	125
Taxes, owner occupied - City	226	223	222	197	210
Ditto - Suburbs	75	71	42	32	50
Taxes, tenant occupied - City	242	229	233	225	210
Ditto - Suburbs	83	78	47	52	50
Value ? times monthly rent	148	145	148	162	132
Ditto - Suburbs	197	158	178	162	128
Annual rent as % of value	8.2%	8.3%	8.1%	7.4%	9.1%
Ditto - Suburbs	6.1%	7.6%	8.7%	7.4%	9.4%

BALTIMORE, MD.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,563	$ 2,000	$ 2,000	$ 2,250	
Ditto - Suburbs	1,125	1,325	1,500	2,000	
Value of house & lot - City	14,125	18,000	15,560	20,000	
Ditto - Suburbs	14,125	17,000	14,940	20,000	
Monthly rent - City	99	135	140	125	
Ditto - Suburbs	99	122	115	125	
Taxes, owner occupied - City	258	350	300	340	
Ditto - Suburbs	122	175	164	198	
Taxes, tenant occupied - City	258	350	300	340	
Ditto - Suburbs	122	175	164	198	
Value ? times monthly rent	143	133	111	160	
Ditto - Suburbs	143	139	130	160	
Annual rent as % of value	8.4%	8.0%	10.8%	7.5%	
Ditto - Suburbs	8.4%	8.0%	9.2%	7.5%	

BEAUMONT, TEX.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,700	$ 2,500	$ 1,833	$ 2,250	
Ditto - Suburbs	750	800	800	1,350	
Value of house & lot - City	13,756	17,750	19,667	21,250	
Ditto - Suburbs	10,875	15,500	19,750	18,000	
Monthly rent - City	90	125	125	125	
Ditto - Suburbs	67	115	100	90	
Taxes, owner occupied - City	270	229	275	220	
Ditto - Suburbs	72	80	150	140	
Taxes, tenant occupied - City	347	307	275	240	
Ditto - Suburbs	115	132	150	170	
Value ? times monthly rent	153	142	157	170	
Ditto - Suburbs	162	135	198	211	
Annual rent as % of value	7.9%	8.5%	7.6%	7.1%	
Ditto - Suburbs	7.4%	8.9%	6.1%	5.7%	

BETHLEHEM, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,017	$ 1,900	$ 908	$ 1,300	$ 1,500
Ditto - Suburbs	333	683	388	750	1,500
Value of house & lot - City	10,938	14,750	14,625	18,500	19,500
Ditto - Suburbs	10,250	13,500	13,625	17,000	18,000
Monthly rent - City	98	119	101	125	135
Ditto - Suburbs	88	114	91	95	100
Taxes, owner occupied - City	210	188	230	238	200
Ditto - Suburbs	98	100	101	200	125
Taxes, tenant occupied - City	210	188	220	238	200
Ditto - Suburbs	98	100	101	200	125
Value ? times monthly rent	112	124	145	148	144
Ditto - Suburbs	121	118	150	179	180
Annual rent as % of value	10.7%	9.7%	8.3%	8.1%	8.3%
Ditto - Suburbs	9.9%	10.1%	8.0%	6.7%	6.7%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

BIRMINGHAM, ALA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,479	$ 1,500	$ 1,350	$ 1,500	$ 2,500
Ditto - Suburbs	1,281	1,325	1,200	1,200	1,500
Value of house & lot - City	12,250	14,875	14,700	17,500	25,000
Ditto - Suburbs	12,917	16,967	15,500	17,500	20,000
Monthly rent - City	84	96	105	100	175
Ditto - Suburbs	80	100	113	110	125
Taxes, owner occupied - City	146	138	158	150	
Ditto - Suburbs	108	101	99	109	
Taxes, tenant occupied - City	157	144	180	150	
Ditto - Suburbs	115	109	115	115	
Value ? times monthly rent	146	155	140	175	143
Ditto - Suburbs	161	170	137	139	160
Annual rent as % of value	8.2%	7.7%	8.6%	8.9%	8.4%
Ditto - Suburbs	7.4%	7.1%	8.7%	7.9%	7.5%

BOSTON, MASS.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,100	$ 1,900	$ 2,267	$ 2,000	
Ditto - Suburbs	1,125	1,000	1,333	1,500	
Value of house & lot - City	10,000	17,500	16,167	18,000	
Ditto - Suburbs	10,750	16,250	14,167	20,000	
Monthly rent - City	78	118	112	140	
Ditto - Suburbs	75	88	100	130	
Taxes, owner occupied - City	260	450	511	600	
Ditto - Suburbs	195	400	337	460	
Taxes, tenant occupied - City	260	450	511	600	
Ditto - Suburbs	195	400	337	460	
Value ? times monthly rent	128	148	144	129	
Ditto - Suburbs	143	185	142	154	
Annual rent as % of value	9.4%	8.1%	8.3%	9.3%	
Ditto - Suburbs	8.4%	8.5%	8.5%	7.8%	

BRIDGEPORT, CONN.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,190	$ 1,000	$ 1,175	$ 1,500	$ 1,600
Ditto - Suburbs	1,160	750	988	1,000	1,100
Value of house & lot - City	14,000	16,000	16,188	19,000	17,000
Ditto - Suburbs	14,340	17,000	16,250	19,250	16,250
Monthly rent - City	111	125	119	150	150
Ditto - Suburbs	110	125	110	137	125
Taxes, owner occupied - City	250	220	273	320	419
Ditto - Suburbs	202	150	235	263	288
Taxes, tenant occupied - City	250	220	273	320	419
Ditto - Suburbs	202	150	235	263	288
Value ? times monthly rent	126	128	136	127	113
Ditto - Suburbs	130	136	148	141	130
Annual rent as % of value	9.5%	9.4%	8.8%	9.5%	10.6%
Ditto - Suburbs	9.2%	8.8%	8.1%	8.8%	9.2%

BUFFALO, N.Y.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,685	$ 1,350	$ 1,800	$ 2,250	$ 2,500
Ditto - Suburbs	1,252	1,100	1,850	2,000	2,250
Value of house & lot - City	13,667	15,595	14,375	21,500	21,000
Ditto - Suburbs	13,548	15,495	14,500	21,250	25,000
Monthly rent - City	85	100	116	150	150
Ditto - Suburbs	80	100	123	150	150
Taxes, owner occupied - City	379	556	379	442	450
Ditto - Suburbs	243	324	268	325	250
Taxes, tenant occupied - City	379	556	379	442	450
Ditto - Suburbs	243	324	268	325	250
Value ? times monthly rent	161	156	124	143	140
Ditto - Suburbs	156	155	118	142	167
Annual rent as % of value	7.5%	7.7%	9.7%	8.4%	8.6%
Ditto - Suburbs	7.6%	7.7%	10.2%	8.9%	7.2%

CAMBRIDGE, MASS.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,775	$ 2,167	$ 1,500	$ 2,250	$ 4,000
Ditto - Suburbs	2,367	1,000	1,150	1,500	3,000
Value of house & lot - City	14,300	16,667	15,750	19,000	23,000
Ditto - Suburbs	13,833	15,000	14,000	17,000	21,000
Monthly rent - City	101	133	144	150	150
Ditto - Suburbs	90	108	106	125	125
Taxes, owner occupied - City	403	435	450	550	750
Ditto - Suburbs	327	420	387	450	500
Taxes, tenant occupied - City	403	435	450	550	750
Ditto - Suburbs	327	420	387	450	500
Value ? times monthly rent	142	125	109	127	153
Ditto - Suburbs	154	139	132	136	188
Annual rent as % of value	8.5%	9.6%	11.0%	9.5%	7.8%
Ditto - Suburbs	7.0%	8.6%	9.1%	8.8%	7.1%

CAMDEN, N.J.

	1946	1948	1950	1952	1954
Value of lot - City	$ 950	$ 1,375	$ 775	$ 1,000	
Ditto - Suburbs	950	1,375	1,150	1,500	
Value of house & lot - City	9,700	13,750	13,000	15,500	
Ditto - Suburbs	10,750	13,625	13,500	16,000	
Monthly rent - City	78	78	88	100	
Ditto - Suburbs	88	94	113	125	
Taxes, owner occupied - City	238	234	233	300	
Ditto - Suburbs	189	191	216	266	
Taxes, tenant occupied - City	238	234	233	300	
Ditto - Suburbs	189	191	216	266	
Value ? times monthly rent	124	161	148	129	
Ditto - Suburbs	122	145	119	144	
Annual rent as % of value	9.7%	6.6%	8.1%	7.7%	
Ditto - Suburbs	9.0%	8.3%	10.0%	8.3%	

CANTON, OHIO

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,133	$ 1,620	$ 1,488	$ 1,800	$ 2,000
Ditto - Suburbs	997	1,284	1,100	1,550	1,500
Value of house & lot - City	14,000	17,562	16,250	18,750	20,250
Ditto - Suburbs	13,583	17,000	16,000	18,250	19,750
Monthly rent - City	87	125	125	130	135
Ditto - Suburbs	84	118	119	120	135
Taxes, owner occupied - City	127	204	213	170	200
Ditto - Suburbs	84	151	148	129	200
Taxes, tenant occupied - City	127	204	213	170	200
Ditto - Suburbs	84	151	148	129	200
Value ? times monthly rent	161	140	130	144	150
Ditto - Suburbs	162	148	134	152	146
Annual rent as % of value	7.5%	8.5%	9.2%	8.3%	8.0%
Ditto - Suburbs	7.4%	8.1%	8.9%	7.9%	8.2%

CEDAR RAPIDS, IOWA

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,690	$ 1,969	$ 1,700	$ 2,000	$ 4,000
Ditto - Suburbs					1,000
Value of house & lot - City	14,786	18,563	20,000	22,500	23,500
Ditto - Suburbs					21,000
Monthly rent - City	78	131	113	150	135
Ditto - Suburbs					125
Taxes, owner occupied - City	125	297	177	293	325
Ditto - Suburbs					100
Taxes, tenant occupied - City	162	188	239	355	263
Ditto - Suburbs					50
Value ? times monthly rent	189	142	177	150	174
Ditto - Suburbs					188
Annual rent as % of value	6.3%	8.5%	6.8%	8.0%	6.9%
Ditto - Suburbs					7.1%

CHARLESTON, W. VA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 3,000	$ 1,600	$ 2,550	$ 3,250	$ 3,500
Ditto - Suburbs	1,438	1,017	1,925	2,000	2,750
Value of house & lot - City	17,000	15,925	16,000	19,500	20,000
Ditto - Suburbs	14,250	15,000	14,125	16,250	19,500
Monthly rent - City	94	125	114	125	150
Ditto - Suburbs	74	125	93	100	125
Taxes, owner occupied - City	93	133	93	64	100
Ditto - Suburbs	68	60	68	53	34
Taxes, tenant occupied - City	186	136	186	125	202
Ditto - Suburbs	133	64	136	67	78
Value ? times monthly rent	181	127	140	156	133
Ditto - Suburbs	193	130	152	162	156
Annual rent as % of value	6.6%	9.4%	8.6%	7.7%	9.0%
Ditto - Suburbs	6.3%	10.0%	7.9%	7.4%	7.7%

CHATTANOOGA, TENN.

	1946	1948	1950	1952	1954
Value of lot - City	$ 900	$ 1,213	$ 1,712	$ 2,500	
Ditto - Suburbs	863	888	1,000	2,000	
Value of house & lot - City	12,688	14,375	14,562	20,000	
Ditto - Suburbs	13,125	14,000	13,312	18,000	
Monthly rent - City	79	113	106	100	
Ditto - Suburbs	72	100	95	80	
Taxes, owner occupied - City	260	346	288	438	
Ditto - Suburbs	141	283	118	430	
Taxes, tenant occupied - City	260	346	288	438	
Ditto - Suburbs	141	283	118	430	
Value ? times monthly rent	160	127	135	200	
Ditto - Suburbs	180	140	140	200	
Annual rent as % of value	7.5%	9.4%	8.9%	6.0%	
Ditto - Suburbs	6.7%	8.0%	8.0%	6.0%	

CHICAGO, ILL.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,517	$ 2,800	$ 2,150	$ 3,750	$ 3,000
Ditto - Suburbs	2,308	2,267	1,770	2,750	2,000
Value of house & lot - City	15,875	17,500	19,600	26,500	30,000
Ditto - Suburbs	16,625	17,000	19,300	23,750	25,000
Monthly rent - City	98	130	150	227	200
Ditto - Suburbs	108	125	154	175	125
Taxes, owner occupied - City	270	280	360	372	500
Ditto - Suburbs	216	208	327	250	300
Taxes, tenant occupied - City	270	280	360	372	500
Ditto - Suburbs	216	208	327	250	300
Value ? times monthly rent	162	135	131	112	150
Ditto - Suburbs	154	136	125	136	200
Annual rent as % of value	7.4%	8.9%	9.2%	10.7%	8.0%
Ditto - Suburbs	7.8%	8.8%	9.6%	8.8%	6.0%

CINCINNATI, OHIO

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,167	$ 2,675	$ 3,125	$ 3,000	$ 3,000
Ditto - Suburbs	1,383	1,950	2,438	2,500	2,500
Value of house & lot - City	15,625	17,900	17,063	20,000	21,500
Ditto - Suburbs	14,375	15,250	15,813	19,000	19,500
Monthly rent - City	98	148	128	150	135
Ditto - Suburbs	84	137	110	138	110
Taxes, owner occupied - City	157	245	222	313	
Ditto - Suburbs	111	178	153	297	
Taxes, tenant occupied - City	157	245	222	313	
Ditto - Suburbs	111	178	153	297	
Value ? times monthly rent	160	123	127	133	159
Ditto - Suburbs	171	110	144	141	177
Annual rent as % of value	7.5%	9.6%	8.8%	9.0%	7.5%
Ditto - Suburbs	7.0%	10.9%	8.3%	8.9%	6.8%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

CLEVELAND, OHIO

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,650	$ 2,500	$ 1,750	$ 2,150	$ 2,800
Ditto - Suburbs	1,650	2,250	1,650	1,750	2,800
Value of house & lot - City	14,500	22,000	17,750	25,250	27,500
Ditto - Suburbs	14,350	22,000	18,500	23,000	27,500
Monthly rent - City	100	175	125	175	200
Ditto - Suburbs	110	180	125	185	200
Taxes, owner occupied - City	273	365	263	337	400
Ditto - Suburbs	258	275	263	275	300
Taxes, tenant occupied - City	273	365	263	337	
Ditto - Suburbs	258	275	263	275	
Value ? times monthly rent	134	126	142	144	138
Ditto - Suburbs	132	147	140	130	138
Annual rent as % of value	8.9%	9.5%	8.5%	8.3%	8.7%
Ditto - Suburbs	9.1%	8.2%	8.1%	8.6%	8.7%

COLUMBIA, S.C.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,387	$ 1,375	$ 2,000	$ 2,200	$ 2,500
Ditto - Suburbs	987	875	1,625	1,800	1,250
Value of house & lot - City	13,332	17,250	18,750	18,000	18,000
Ditto - Suburbs	12,987	17,000	17,750	17,500	17,000
Monthly rent - City	93	113	118	125	125
Ditto - Suburbs	80	105	103	100	100
Taxes, owner occupied - City	139	134	163	290	180
Ditto - Suburbs	72	68	75	200	82
Taxes, tenant occupied - City	139	134	163	290	180
Ditto - Suburbs	72	68	75	200	82
Value ? times monthly rent	143	153	159	144	144
Ditto - Suburbs	141	162	169	175	170
Annual rent as % of value	8.4%	7.9%	7.6%	8.3%	8.3%
Ditto - Suburbs	8.5%	7.4%	7.1%	6.9%	7.1%

COLUMBUS, OHIO

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,342	$ 1,500	$ 1,630	$ 2,500	$ 3,500
Ditto - Suburbs	710	1,050	1,175	1,875	2,000
Value of house & lot - City	14,908	17,679	17,855	22,750	20,000
Ditto - Suburbs	12,940	18,500	18,630	21,000	19,500
Monthly rent - City	101	138	128	150	125
Ditto - Suburbs	84	125	111	125	100
Taxes, owner occupied - City	120	150	157	194	240
Ditto - Suburbs	75	119	117	167	100
Taxes, tenant occupied - City	120	150	157	194	240
Ditto - Suburbs	75	119	117	167	100
Value ? times monthly rent	144	128	139	152	160
Ditto - Suburbs	150	132	150	168	195
Annual rent as % of value	8.4%	9.4%	8.0%	7.9%	7.5%
Ditto - Suburbs	8.0%	9.1%	8.0%	7.1%	6.2%

DALLAS, TEX.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,563	$ 2,000	$ 2,250	$ 2,000	
Ditto - Suburbs	1,125	1,000	2,000	1,200	
Value of house & lot - City	15,000	15,625	17,000	18,000	
Ditto - Suburbs	14,500	14,500	15,500	17,500	
Monthly rent - City	100	150	150	135	
Ditto - Suburbs	93	125	150	125	
Taxes, owner occupied - City	187	163	340	175	
Ditto - Suburbs	69	60	100	80	
Taxes, tenant occupied - City	208	180	378	200	
Ditto - Suburbs	87	80	120	75	
Value ? times monthly rent	150	103	113	133	
Ditto - Suburbs	138	118	103	140	
Annual rent as % of value	8.0%	11.7%	10.0%	9.0%	
Ditto - Suburbs	7.7%	10.3%	11.0%	8.6%	

DAVENPORT, IOWA

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,250	$ 1,908	$ 1,694	$ 2,500	$ 3,000
Ditto - Suburbs	714	892	870	1,200	1,500
Value of house & lot - City	12,625	20,000	17,500	22,500	23,000
Ditto - Suburbs	11,214	15,750	14,284	21,000	20,000
Monthly rent - City	75	113	121	125	125
Ditto - Suburbs	62	85	93	118	100
Taxes, owner occupied - City	151	208	242	358	268
Ditto - Suburbs	64	90	93	288	138
Taxes, tenant occupied - City	205	259	301	420	330
Ditto - Suburbs	113	153	147	360	200
Value ? times monthly rent	168	177	145	180	184
Ditto - Suburbs	181	185	157	178	200
Annual rent as % of value	7.1%	6.8%	8.3%	6.7%	6.5%
Ditto - Suburbs	6.6%	6.5%	7.7%	6.7%	6.0%

DAYTON, OHIO

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,438	$ 1,600	$ 1,450	$ 1,800	$ 2,500
Ditto - Suburbs	1,093	1,150	1,167	1,800	1,800
Value of house & lot - City	15,143	16,200	17,417	19,500	18,500
Ditto - Suburbs	14,667	15,900	17,083	18,300	18,300
Monthly rent - City	95	100	108	125	125
Ditto - Suburbs	86	90	108	125	125
Taxes, owner occupied - City	142	225	201	145	250
Ditto - Suburbs	124	155	175	130	198
Taxes, tenant occupied - City	142	225	201	145	250
Ditto - Suburbs	124	155	175	130	198
Value ? times monthly rent	159	162	161	156	148
Ditto - Suburbs	170	173	156	148	148
Annual rent as % of value	7.5%	7.4%	7.4%	7.7%	8.1%
Ditto - Suburbs	7.0%	6.9%	7.6%	8.1%	8.1%

DENVER, COLO.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,025	$ 1,300	$ 1,493	$ 2,500	$ 3,500
Ditto - Suburbs	783	1,000	1,200	2,000	3,000
Value of house & lot - City	17,833	17,000	18,648	24,500	19,750
Ditto - Suburbs	16,833	16,375	17,959	23,500	17,250
Monthly rent - City	105	140	156	175	135
Ditto - Suburbs	100	140	148	150	115
Taxes, owner occupied - City	279	317	331	367	430
Ditto - Suburbs	183	252	268	288	375
Taxes, tenant occupied - City	279	317	331	367	430
Ditto - Suburbs	183	252	268	288	375
Value ? times monthly rent	170	121	120	140	146
Ditto - Suburbs	168	117	121	137	150
Annual rent as % of value	7.1%	9.9%	10.0%	8.6%	8.2%
Ditto - Suburbs	7.1%	10.3%	9.9%	7.7%	8.0%

DES MOINES, IOWA

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,244	$ 1,792	$ 1,850	$ 2,250	$ 2,500
Ditto - Suburbs	980	1,400	1,479	1,500	1,500
Value of house & lot - City	14,714	17,750	19,312	20,000	22,000
Ditto - Suburbs	14,419	17,000	18,500	19,000	21,000
Monthly rent - City	81	133	148	150	150
Ditto - Suburbs	78	118	140	138	140
Taxes, owner occupied - City	218	308	320	370	350
Ditto - Suburbs	96	138	187	253	280
Taxes, tenant occupied - City	295	374	382	432	400
Ditto - Suburbs	174	180	254	315	325
Value ? times monthly rent	182	133	130	133	147
Ditto - Suburbs	180	144	134	141	150
Annual rent as % of value	6.5%	9.0%	9.2%	9.0%	8.2%
Ditto - Suburbs	6.3%	8.3%	8.9%	8.5%	8.0%

DETROIT, MICH.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,575	$ 1,500	$ 1,714	$ 2,250	$ 3,500
Ditto - Suburbs	1,042	1,142	1,650	1,800	2,000
Value of house & lot - City	13,917	15,179	14,071	18,400	22,000
Ditto - Suburbs	13,583	14,429	13,728	18,150	20,000
Monthly rent - City	90	115	141	130	200
Ditto - Suburbs	88	107	111	125	150
Taxes, owner occupied - City	302	282	298	350	
Ditto - Suburbs	171	178	224	225	
Taxes, tenant occupied - City	302	282	298	350	
Ditto - Suburbs	171	178	224	225	
Value ? times monthly rent	155	132	100	142	110
Ditto - Suburbs	158	138	124	145	133
Annual rent as % of value	7.8%	9.1%	12.0%	8.5%	10.9%
Ditto - Suburbs	7.6%	8.9%	9.7%	8.3%	9.0%

DULUTH, MINN.

	1946	1948	1950	1952	1954
Value of lot - City	$ 850	$ 1,190	$ 1,036	$ 1,350	$ 1,250
Ditto - Suburbs		700	438	700	700
Value of house & lot - City	14,000	15,679	16,200	17,600	18,000
Ditto - Suburbs		11,500	13,900	16,400	15,000
Monthly rent - City	88	108	118	125	125
Ditto - Suburbs		68	75	88	100
Taxes, owner occupied - City	250	275	315	309	325
Ditto - Suburbs		200	131	132	
Taxes, tenant occupied - City	328	375	414	405	400
Ditto - Suburbs		133	200	165	
Value ? times monthly rent	159	145	137	141	144
Ditto - Suburbs		177	180	186	150
Annual rent as % of value	7.5%	8.3%	8.7%	8.5%	8.3%
Ditto - Suburbs		8.8%	8.7%	8.4%	8.0%

DURHAM, N. C.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,900	$ 1,750	$ 2,010	$ 2,200	$ 2,500
Ditto - Suburbs	1,130	1,000	1,330	1,100	1,500
Value of house & lot - City	13,500	15,000	15,000	18,500	20,000
Ditto - Suburbs	11,800	15,000	13,300	17,500	18,500
Monthly rent - City	70	75	95	100	100
Ditto - Suburbs	57	75	82	90	100
Taxes, owner occupied - City	157	78	147	145	165
Ditto - Suburbs	40	30	34	55	58
Taxes, tenant occupied - City	157	78	147	145	165
Ditto - Suburbs	40	30	34	55	58
Value ? times monthly rent	193	200	158	185	200
Ditto - Suburbs	203	200	162	194	185
Annual rent as % of value	6.2%	6.0%	7.6%	6.5%	6.0%
Ditto - Suburbs	5.9%	6.0%	7.4%	6.2%	6.5%

EASTON, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,688	$ 1,950	$ 1,971	$ 2,250	$ 3,000
Ditto - Suburbs	850	1,500	1,208	1,500	1,500
Value of house & lot - City	10,675	15,250	16,667	17,750	19,000
Ditto - Suburbs	10,500	15,667	15,917	17,750	18,000
Monthly rent - City	70	100	108	137	210
Ditto - Suburbs	75	94	100	125	150
Taxes, owner occupied - City	184	278	321	300	210
Ditto - Suburbs	95	141	141	155	150
Taxes, tenant occupied - City	184	278	321	300	
Ditto - Suburbs	95	141	141	155	
Value ? times monthly rent	130	153	154	130	90
Ditto - Suburbs	140	167	159	142	120
Annual rent as % of value	8.7%	7.9%	7.8%	9.3%	13.3%
Ditto - Suburbs	8.6%	7.2%	12.0%	8.8%	10.0%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

ELIZABETH, N. J.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,880	$ 1,663	$ 2,500	$ 2,000	$ 2,500
Ditto - Suburbs	1,488	1,600	2,075	1,750	1,500
Value of house & lot - City	14,000	15,667	15,500	19,000	19,000
Ditto - Suburbs	13,625	17,167	14,250	18,000	16,000
Monthly rent - City	106	125	125	150	150
Ditto - Suburbs	98	128	113	125	125
Taxes, owner occupied - City	320	389	363	480	450
Ditto - Suburbs	225	278	259	350	350
Taxes, tenant occupied - City	320	389	363	480	450
Ditto - Suburbs	225	273	259	350	350
Value ? times monthly rent	132	133	134	127	127
Ditto - Suburbs	139	134	126	144	144
Annual rent as % of value	9.1%	9.0%	9.7%	9.5%	9.5%
Ditto - Suburbs	8.6%	9.0%	9.5%	8.3%	8.3%

EL PASO, TEX.

	1946	1948	1950	1952	1954
	$ 1,217	$ 1,500	$ 1,500	$ 2,000	$ 2,000
	867	1,000	1,250	1,500	1,200
	14,500	16,500	18,250	20,000	22,500
	14,500	16,500	18,250	18,000	17,500
	90	125	143	150	150
	90	125	143	100	125
		292	302	291	300
		48	79	104	140
		315	323	314	225
		74	101	216	160
	161	132	128	133	150
	161	132	128	180	140
	7.5%	9.1%	9.4%	9.0%	8.0%
	7.5%	9.1%	9.4%	6.7%	8.6%

ERIE, PA.

	1946	1948	1950	1952	1954
	$ 1,063	$ 1,800	$ 1,440	$ 1,250	$ 1,750
	750	900	1,050	1,200	1,750
	13,833	17,500	15,500	16,000	18,500
	13,000	16,500	14,500	17,000	16,500
	87	125	110	125	125
	73	100	75	100	100
	280	300	355	300	310
	110	150	189	265	165
	280	300	355	300	310
	110	150	189	265	165
	150	140	141	144	148
	178	165	193	170	185
	7.5%	8.6%	8.5%	8.3%	8.1%
	6.7%	7.3%	6.2%	7.1%	6.5%

EVANSVILLE, IND.

	1946	1948	1950	1952	1954
	$ 1,063	$ 1,413	$ 1,550	$ 2,000	$ 1,750
	700	1,139	1,200	1,000	1,500
	12,875	14,625	13,250	17,500	16,000
	12,250	15,500	12,625	16,000	16,000
	81	133	98	125	125
	79	126	91	125	125
	194	394	213	198	190
	160	207	163	146	118
	194	394	213	198	245
	160	207	163	146	152
	159	110	135	140	128
	156	123	139	126	128
	7.6%	10.5%	8.9%	8.0%	9.4%
	7.7%	9.8%	8.6%	9.4%	9.4%

FALL RIVER, MASS.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,050	$ 1,150	$ 1,250	$ 1,000	$ 2,500
Ditto - Suburbs	800	950	875	875	1,500
Value of house & lot - City	11,563	14,367	14,312	16,000	19,500
Ditto - Suburbs	11,867	13,867	13,812	15,000	17,500
Monthly rent - City	90	113	108	113	125
Ditto - Suburbs	97	105	93	100	125
Taxes, owner occupied - City	286	394	332	375	450
Ditto - Suburbs	139	207	185	162	250
Taxes, tenant occupied - City	286	394	332	375	450
Ditto - Suburbs	139	207	185	162	250
Value ? times monthly rent	128	130	133	142	156
Ditto - Suburbs	134	132	149	150	140
Annual rent as % of value	9.3%	9.2%	9.1%	8.5%	7.7%
Ditto - Suburbs	9.0%	9.1%	8.1%	8.0%	8.6%

FLINT, MICH.

	1946	1948	1950	1952	1954
	$ 1,000	$ 1,408	$ 1,580	$ 2,250	$ 2,250
	667	838	933	1,800	2,000
	15,000	15,667	15,000	18,250	21,000
	13,667	15,000	13,750	16,000	20,000
	116	110	124	125	125
	102	101	111	110	125
	160	172	212	325	300
	50	75	145	175	100
	160	172	212	325	300
	90	75	145	175	200
	129	144	121	148	168
	134	143	124	184	160
	9.3%	8.3%	9.9%	8.2%	7.1%
	9.0%	8.1%	9.7%	7.3%	7.5%

FORT WAYNE, IND.

	1946	1948	1950	1952	1954
	$ 1,370	$ 1,670	$ 1,700	$ 1,800	$ 2,500
	960	1,070	1,500	1,000	1,350
	14,300	17,388	20,365	19,500	22,500
	12,625	16,250	19,960	17,500	20,500
	79	135	127	135	125
	69	110	105	100	110
	177	219	249	240	250
	103	81	202	185	168
	177	219	249	240	250
	103	81	202	185	168
	181	129	190	144	180
	183	148	190	178	188
	6.6%	9.3%	7.5%	8.3%	6.7%
	5.6%	8.1%	6.3%	6.9%	8.4%

FORT WORTH, TEX.

	1946	1948	1950	1952	1954
	$ 1,500	$ 1,563	$ 1,750	$ 2,000	
	1,063	1,200	1,275	1,500	
	16,750	16,062	16,750	17,375	
	16,125	14,667	14,000	15,000	
	116	144	125	150	
	80	125	95	118	
	336	215	267	265	
	150	109	87	65	
	353	230	245	280	
	186	152	85	80	
	162	113	134	166	
	227	119	147	127	
	7.4%	10.8%	9.0%	11.1%	
	5.3%	10.1%	8.1%	9.4%	

FRESNO, CALIF.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,500	$ 1,880	$ 1,750	$ 2,000	
Ditto - Suburbs	1,075	1,300	1,063	1,500	
Value of house & lot - City	17,750	16,750	17,000	17,000	
Ditto - Suburbs	16,375	15,500	16,000	16,500	
Monthly rent - City	85	138	147	125	
Ditto - Suburbs	80	125	130	118	
Taxes, owner occupied - City	213	156	375	450	
Ditto - Suburbs	119	101	160	270	
Taxes, tenant occupied - City	213	156	375	450	
Ditto - Suburbs	119	101	160	270	
Value ? times monthly rent	209	121	116	136	
Ditto - Suburbs	205	134	123	140	
Annual rent as % of value	5.7%	9.9%	10.4%	8.8%	
Ditto - Suburbs	5.9%	9.7%	9.8%	8.6%	

GALVESTON, TEX.

	1946	1948	1950	1952	1954
		$ 2,750	$ 3,667	$ 4,000	
		1,250		2,000	
		19,250	18,500	23,900	
		17,000		21,200	
		173	133	137	
		158		135	
		300	336	331	
		99		126	
		309	345	331	
		116		126	
		111	130	174	
		108		170	
		10.8%	8.6%	6.9%	
		11.2%		7.1%	

GARY, IND.

	1946	1948	1950	1952	1954
	$ 1,217	$ 1,300	$ 1,600	$ 2,500	
	917	730	950	1,500	
	12,250	15,625	14,167	16,000	
	12,583	15,000	11,333	16,000	
	93	103	98	100	
	80	78	78	100	
	201	185	254		
	68	132	201		
	201	227	304		
	68	149	201		
	143	154	145	160	
	157	192	145	160	
	6.6%	7.8%	8.3%	6.7%	
	7.0%	6.2%	8.3%	7.5%	

GRAND RAPIDS, MICH.

	1946	1948	1950	1952	1954
	$ 1,171	$ 1,525	$ 1,600	$ 2,150	$ 2,000
	783	975	1,212	1,300	900
	12,880	16,125	15,875	19,500	18,500
	11,100	15,500	14,000	15,000	17,000
	83	119	113	100	135
	70	104	91	75	120
	128	140	181	175	300
	78	75	89		130
	128	140	181	175	300
	78	75	89		130
	186	147	143	196	137
	159	149	134	200	141
	7.9%	8.2%	8.0%	8.2%	8.0%
	7.0%	8.1%	7.0%	8.0%	8.5%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

GREENSBORO, N. C.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,250	$ 1,667	$ 1,500	$ 2,000	
Ditto - Suburbs	767	983	983	1,500	
Value of house & lot - City	14,333	16,500	16,333	20,000	
Ditto - Suburbs	12,333	15,333	14,500	18,000	
Monthly rent - City	78	101	117	150	
Ditto - Suburbs	58	85	92	125	
Taxes, owner occupied - City	176	187	207	185	
Ditto - Suburbs	89	94	94	86	
Taxes, tenant occupied - City	176	187	207	185	
Ditto - Suburbs	89	94	94	86	
Value ? times monthly rent	184	163	140	133	
Ditto - Suburbs	213	180	158	144	
Annual rent as % of value	6.5%	7.4%	8.6%	9.0%	
Ditto - Suburbs	5.6%	6.7%	7.6%	8.3%	

HAMILTON, OHIO

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,825	$ 1,667	$ 1,650	$ 2,500	$ 2,200
Ditto - Suburbs	1,080	1,083	1,167	1,750	1,200
Value of house & lot - City	13,143	15,667	15,000	22,500	19,800
Ditto - Suburbs	11,833	14,875	14,833	17,500	19,000
Monthly rent - City	81	99	96	135	125
Ditto - Suburbs	70	90	95	125	125
Taxes, owner occupied - City	145	171	167	265	285
Ditto - Suburbs	91	104	122	150	209
Taxes, tenant occupied - City	145	171	167	265	285
Ditto - Suburbs	91	104	122	150	209
Value ? times monthly rent	162	158	156	167	158
Ditto - Suburbs	169	165	156	140	152
Annual rent as % of value	7.4%	7.6%	7.7%	7.2%	7.6%
Ditto - Suburbs	7.1%	7.3%	7.7%	8.6%	7.9%

HARRISBURG, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,800	$ 2,125	$ 2,200	$ 2,000	$ 2,000
Ditto - Suburbs	1,090	1,375	1,575	1,000	1,400
Value of house & lot - City	11,500	15,000	15,250	17,500	17,500
Ditto - Suburbs	10,900	15,000	13,500	16,500	17,500
Monthly rent - City	87	93	109	125	125
Ditto - Suburbs	78	88	93	113	125
Taxes, owner occupied - City	178	230	220	350	275
Ditto - Suburbs	121	188	187	175	210
Taxes, tenant occupied - City	178	230	220	350	275
Ditto - Suburbs	121	188	187	175	210
Value ? times monthly rent	132	161	140	140	140
Ditto - Suburbs	140	170	145	146	140
Annual rent as % of value	9.1%	7.4%	8.0%	8.0%	8.0%
Ditto - Suburbs	8.6%	7.0%	8.3%	8.2%	8.0%

HARTFORD, CONN.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,250	$ 1,467	$ 1,440	$ 1,250	$ 2,000
Ditto - Suburbs	1,129	1,267	1,270	1,175	1,000
Value of house & lot - City	18,036	16,750	16,610	16,500	20,000
Ditto - Suburbs	14,857	17,429	16,450	17,500	18,500
Monthly rent - City	92	139	127	137	125
Ditto - Suburbs	98	141	126	137	125
Taxes, owner occupied - City	281	312	336	358	370
Ditto - Suburbs	190	217	284	295	320
Taxes, tenant occupied - City	281	312	336	358	370
Ditto - Suburbs	190	217	284	295	320
Value ? times monthly rent	163	121	131	135	160
Ditto - Suburbs	155	124	131	128	148
Annual rent as % of value	7.3%	10.0%	9.2%	8.9%	7.5%
Ditto - Suburbs	7.8%	9.7%	9.2%	9.4%	8.1%

HOUSTON, TEXAS

	1946	1948	1950	1952	1954
Value of lot - City		$ 2,550	$ 2,820	$ 3,000	$ 3,500
Ditto - Suburbs		1,710	2,100	1,750	1,500
Value of house & lot - City		17,500	16,500	17,000	23,000
Ditto - Suburbs		16,100	16,000	16,000	17,500
Monthly rent - City		133	150	150	135
Ditto - Suburbs		105	160	115	100
Taxes, owner occupied - City		193	265	365	350
Ditto - Suburbs		60	150	140	140
Taxes, tenant occupied - City		206	265	260	400
Ditto - Suburbs		66	170	175	190
Value ? times monthly rent		131	110	113	170
Ditto - Suburbs		153	100	139	175
Annual rent as % of value		9.1%	10.9%	10.6%	7.0%
Ditto - Suburbs		7.8%	12.0%	8.6%	6.9%

HUNTINGTON, W. VA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,110	$ 2,650	$ 2,500	$ 2,500	$ 3,500
Ditto - Suburbs	1,220	1,367	1,520	1,500	2,000
Value of house & lot - City	14,200	18,500	16,420	17,500	22,500
Ditto - Suburbs	12,930	16,250	15,100	16,000	18,750
Monthly rent - City	72	112	121	125	125
Ditto - Suburbs	87	80	94	88	95
Taxes, owner occupied - City	68	76	77	85	90
Ditto - Suburbs	55	61	59	48	50
Taxes, tenant occupied - City	137	152	153	170	180
Ditto - Suburbs	103	111	117	95	100
Value ? times monthly rent	197	165	136	140	180
Ditto - Suburbs	227	203	161	182	197
Annual rent as % of value	6.1%	7.3%	8.6%	8.6%	6.7%
Ditto - Suburbs	5.3%	5.9%	7.5%	6.6%	6.1%

INDIANAPOLIS, IND.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,800	$ 1,917	$ 2,438	$ 2,500	$ 1,500
Ditto - Suburbs	1,050	1,283	1,750	1,500	1,250
Value of house & lot - City	15,000	18,000	17,500	21,000	22,500
Ditto - Suburbs	15,000	17,000	17,250	19,500	23,000
Monthly rent - City	112	120	124	125	150
Ditto - Suburbs	106	112	115	125	125
Taxes, owner occupied - City	278	260	246	250	240
Ditto - Suburbs	123	110	111	140	126
Taxes, tenant occupied - City	278	260	246	250	310
Ditto - Suburbs	123	110	111	140	162
Value ? times monthly rent	142	150	141	168	150
Ditto - Suburbs	141	152	150	156	200
Annual rent as % of value	8.5%	8.0%	8.5%	7.1%	8.0%
Ditto - Suburbs	8.5%	7.9%	8.0%	7.7%	6.0%

JACKSON, MISS.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,000	$ 2,500	$ 2,612	$ 2,500	$ 3,000
Ditto - Suburbs	1,325	1,500	1,937	1,750	2,000
Value of house & lot - City	16,750	18,000	16,625	15,000	16,000
Ditto - Suburbs	13,750	17,000	15,000	12,000	14,000
Monthly rent - City	125	125	113	100	125
Ditto - Suburbs	88	105	100	78	100
Taxes, owner occupied - City	168	103	114	100	150
Ditto - Suburbs	100	25	38	25	75
Taxes, tenant occupied - City	210	162	195	190	200
Ditto - Suburbs	150	84	91	75	90
Value ? times monthly rent	134	144	147	150	128
Ditto - Suburbs	156	162	150	160	140
Annual rent as % of value	9.0%	8.3%	8.2%	8.0%	9.4%
Ditto - Suburbs	7.7%	7.4%	8.0%	7.5%	8.6%

JACKSONVILLE, FLA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,390	$ 2,250	$ 1,838	$ 2,500	$ 1,800
Ditto - Suburbs	930	1,375	1,525	1,800	1,500
Value of house & lot - City	13,400	15,500	14,000	18,500	18,000
Ditto - Suburbs	11,333	14,250	13,750	17,500	20,000
Monthly rent - City	82	125	100	175	140
Ditto - Suburbs	63	80	83	175	130
Taxes, owner occupied - City		68	115	150	150
Ditto - Suburbs		38	75	80	119
Taxes, tenant occupied - City		198	315	400	382
Ditto - Suburbs		118	212	225	289
Value ? times monthly rent	163	124	140	108	129
Ditto - Suburbs	180	170	166	100	154
Annual rent as % of value	7.3%	9.7%	8.6%	11.4%	9.3%
Ditto - Suburbs	6.7%	6.7%	7.2%	12.0%	7.8%

JOHNSTOWN, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,300	$ 1,425	$ 1,000	$ 1,750	$ 1,600
Ditto - Suburbs	933	1,250		1,200	1,400
Value of house & lot - City	10,375	15,250	13,000	16,500	16,500
Ditto - Suburbs	11,167	14,250		17,000	18,500
Monthly rent - City	78	87	100	100	100
Ditto - Suburbs	83	85		110	112
Taxes, owner occupied - City	237	251	286	300	260
Ditto - Suburbs	155	250		245	220
Taxes, tenant occupied - City	237	251	286	300	260
Ditto - Suburbs	155	250		245	220
Value ? times monthly rent	133	175	130	165	165
Ditto - Suburbs	134	168		155	165
Annual rent as % of value	9.0%	6.8%	9.2%	7.3%	7.3%
Ditto - Suburbs	8.9%	7.2%		7.8%	7.3%

KALAMAZOO, MICH.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,550	$ 1,450	$ 1,840	$ 1,750	$ 2,000
Ditto - Suburbs	1,225	1,200	1,490	1,250	1,800
Value of house & lot - City	17,000	16,333	16,900	21,500	22,000
Ditto - Suburbs	15,750	15,667	16,900	20,000	24,000
Monthly rent - City	92	119	103	135	125
Ditto - Suburbs	92	101	98	125	125
Taxes, owner occupied - City	209	250	212	264	270
Ditto - Suburbs	109	142	166	200	240
Taxes, tenant occupied - City	209	250	212	264	270
Ditto - Suburbs	109	142	166	200	240
Value ? times monthly rent	185	137	164	159	176
Ditto - Suburbs	182	155	172	160	192
Annual rent as % of value	6.5%	8.7%	7.3%	7.5%	6.8%
Ditto - Suburbs	6.6%	7.7%	7.0%	7.5%	6.3%

KANSAS CITY, KAN.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,350	$ 1,480	$ 1,625	$ 2,800	$ 2,500
Ditto - Suburbs	760	790	1,050	1,500	2,000
Value of house & lot - City	12,200	13,320	17,625	22,500	25,000
Ditto - Suburbs	11,300	13,020	17,500	20,000	30,000
Monthly rent - City	111	100	125	150	150
Ditto - Suburbs	100	93	125	135	150
Taxes, owner occupied - City	270	290	250	300	450
Ditto - Suburbs	214	183	129	150	375
Taxes, tenant occupied - City	270	290	250	300	450
Ditto - Suburbs	214	183	129	150	375
Value ? times monthly rent	110	133	141	150	167
Ditto - Suburbs	113	140	140	148	200
Annual rent as % of value	10.9%	9.0%	8.5%	8.0%	7.2%
Ditto - Suburbs	10.6%	8.6%	8.6%	8.1%	6.0%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

KANSAS CITY, MO.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,288	$ 1,561	$ 1,833	$ 1,500	
Ditto - Suburbs	792	1,300	1,667	1,000	
Value of house & lot - City	14,650	16,000	16,917	19,250	
Ditto - Suburbs	13,375	15,167	15,167	18,750	
Monthly rent - City	93	135	156	175	
Ditto - Suburbs	95	133	158	150	
Taxes, owner occupied - City	116	256	336	332	
Ditto - Suburbs	74	140	247	250	
Taxes, tenant occupied - City	116	256	336	332	
Ditto - Suburbs	74	140	247	250	
Value ? times monthly rent	150	133	107	111	
Ditto - Suburbs	141	137	162	135	
Annual rent as % of value	7.5%	9.0%	11.2%	10.9%	
Ditto - Suburbs	6.5%	8.8%	11.7%	9.6%	

LANSING, MICH.

	1946	1948	1950	1952	1954
	$ 1,450	$ 1,558	$ 1,750	$ 1,950	$ 3,000
	1,050	1,067	1,092	1,500	2,350
	15,214	17,643	16,750	20,000	20,400
	14,286	16,417	15,042	18,250	20,000
	91	108	110	137	125
	88	97	101	112	125
	225	207	243	260	300
	116	147	161	190	150
	225	207	243	260	300
	116	147	161	190	150
	167	163	152	146	163
	166	169	149	163	160
	7.2%	7.3%	7.9%	8.2%	7.4%
	7.2%	7.1%	8.1%	7.4%	7.5%

LIMA, OHIO

	1946	1948	1950	1952	1954
	$ 1,058	$ 1,500	$ 1,250	$ 2,300	$ 2,500
	725	1,500	950	2,000	2,000
	13,417	15,000	15,862	20,000	19,250
	13,292	15,000	14,888	20,000	19,250
	120		118	125	113
	74		112	125	113
	120	165	156	200	184
	75	120	116	154	150
	120	165	156	200	184
	75	120	116	154	150
	112		134	160	170
	180		133	160	170
	10.7%		8.9%	7.5%	7.0%
	6.7%		9.0%	7.5%	7.0%

LINCOLN, NEBR.

	1946	1948	1950	1952	1954
	$ 1,285	$ 1,192	$ 1,217	$ 1,800	$ 1,900
			683	875	800
	14,700	16,833	16,000	19,000	17,500
			15,000	18,000	15,000
	80	98	125	125	115
			75	100	95
	172	295	275	315	300
			190	188	200
	172	295	275	315	300
			190	188	200
	184	172	144	152	152
			200	180	158
	6.5%	7.0%	8.3%	7.9%	7.9%
			6.0%	6.7%	7.0%

LITTLE ROCK, ARK.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,792	$ 2,625	$ 2,800	$ 3,000	
Ditto - Suburbs	900	1,900	1,180	2,000	
Value of house & lot - City	14,233	18,083	16,200	18,000	
Ditto - Suburbs	11,600	16,300	15,400	16,000	
Monthly rent - City	83	133	133	125	
Ditto - Suburbs	71	123	89	90	
Taxes, owner occupied - City	137	154	170	175	
Ditto - Suburbs	91	82	104	120	
Taxes, tenant occupied - City	137	154	170	175	
Ditto - Suburbs	91	82	104	120	
Value ? times monthly rent	173	136	137	144	
Ditto - Suburbs	184	133	156	158	
Annual rent as % of value	7.0%	8.8%	8.8%	8.3%	
Ditto - Suburbs	7.3%	9.1%	7.7%	6.8%	

LONG BEACH, CALIF.

	1946	1948	1950	1952	1954
	$ 3,500	$ 3,250	$ 3,833		$ 4,500
	1,950	2,250	2,667		3,250
	18,400	15,000	17,500		26,000
	14,500	13,250	15,250		23,500
	136	150	141		150
	111	113	112		150
	318	243	425		300
	239	172	325		300
	318	243	425		300
	239	172	325		300
	135	100	124		173
	130	117	136		157
	8.9%	12.0%	9.7%		6.9%
	9.2%	10.2%	8.8%		7.7%

LOS ANGELES, CALIF.

	1946	1948	1950	1952	1954
	$ 3,200	$ 3,750	$ 3,500	$ 3,500	$ 4,500
	2,460	3,125	2,100	2,500	
	20,400	20,625	17,150	19,500	19,500
	16,100	19,750	15,000	16,500	
	110	163	125	150	110
	95	138	100	125	
	305	313	300	360	260
	231	275	201	270	
	305	313	300	360	260
	231	275	201	270	
	185	126	137	130	177
	191	143	150	132	
	6.9%	9.3%	8.7%	9.2%	6.8%
	8.3%	8.4%	8.0%	9.1%	

LOUISVILLE, KY.

	1946	1948	1950	1952	1954
	$ 1,688	$ 1,500	$ 2,000	$ 2,000	$ 2,500
	1,310	1,367	1,667	1,875	2,000
	13,800	14,667	15,833	17,375	17,000
	13,650	14,333	15,833	17,875	16,000
	110	112	125	150	135
	109	102	125	127	130
	232	243	292	337	355
	82	163	224	240	205
	232	243	292	337	355
	82	163	224	240	205
	125	131	127	116	126
	125	140	127	129	123
	9.6%	9.2%	9.5%	10.4%	9.5%
	9.6%	8.5%	9.5%	9.3%	9.8%

LOWELL, MASS.

	1946	1948	1950	1952	1954
Value of lot - City	$ 800	$ 588	$ 1,900	$ 1,000	$ 1,800
Ditto - Suburbs	750	410	660	750	1,000
Value of house & lot - City	9,680	13,250	13,400	14,000	17,000
Ditto - Suburbs	10,010	12,500	12,580	13,000	18,500
Monthly rent - City	80	95	105	100	100
Ditto - Suburbs	90	85	91	100	125
Taxes, owner occupied - City	368	448	484	500	694
Ditto - Suburbs	278	276	310	312	200
Taxes, tenant occupied - City	368	448	484	500	694
Ditto - Suburbs	278	276	310	312	200
Value ? times monthly rent	108	138	130	140	170
Ditto - Suburbs	111	132	138	120	148
Annual rent as % of value	11.2%	8.6%	9.2%	8.6%	7.1%
Ditto - Suburbs	10.8%	9.1%	8.6%	9.2%	8.1%

LYNN, MASS.

	1946	1948	1950	1952	1954
	$ 1,000	$ 1,875	$ 1,175	$ 1,750	
	1,375	1,500	1,050		
	12,500	16,250	14,667	18,500	
	13,099	15,000	14,500		
	80	93	117	125	
	80	85	118		
	255	345	378	450	
	235	250	337		
	255	345	378	450	
	235	250	337		
	158	175	125	148	
	163	177	123		
	7.7%	6.9%	9.6%	8.1%	
	7.4%	6.8%	9.8%		

MACON, GA.

	1946	1948	1950	1952	1954
	$ 1,313	$ 1,800	$ 1,250	$ 1,850	
	1,088	1,800	1,000	1,500	
	12,625	15,000	15,000	18,000	
	12,625	15,000	15,000	18,000	
	84	125	112	150	
	83	125	125	125	
	188	187	259		
	138	109	130		
	264	243	312		
	182	165	189		
	150	120	134	120	
	152	130	120	144	
	8.0%	10.0%	9.0%	10.0%	
	7.0%	10.0%	10.0%	8.3%	

MADISON, WIS.

	1946	1948	1950	1952	1954
	$ 1,940	$ 1,929	$ 2,108	$ 2,000	$ 2,500
	1,340	1,350	1,640	1,950	1,500
	13,300	16,471	17,667	20,750	19,500
	12,400	14,917	16,660	19,500	16,500
	86	110	132	133	125
	78	97	123	110	115
	251	353	374	405	384
	191	254	270	292	350
	251	353	374	405	384
	191	254	270	292	350
	155	150	134	156	156
	150	154	138	177	143
	7.8%	8.0%	9.0%	7.7%	7.7%
	7.5%	7.8%	8.9%	8.0%	8.6%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

MANCHESTER, N. H.

	1946	1948	1950	1952	1954
Value of lot - City	$ 900	$ 1,037	$ 1,200	$ 1,000	$ 1,200
Ditto - Suburbs	533	550	550	550	500
Value of house & lot - City	12,000	13,049	14,700	17,500	16,500
Ditto - Suburbs	8,250	11,677	12,333	15,500	15,000
Monthly rent - City	87	93	110	122	105
Ditto - Suburbs	71	70	80	105	85
Taxes, owner occupied - City	273	323	349	430	
Ditto - Suburbs	182	235	232	328	
Taxes, tenant occupied - City	273	323	349	430	
Ditto - Suburbs	182	235	232	328	
Value ? times monthly rent	138	147	134	143	157
Ditto - Suburbs	130	167	154	148	176
Annual rent as % of value	8.7%	8.3%	9.0%	8.4%	7.0%
Ditto - Suburbs	9.2%	7.2%	7.9%	8.1%	6.8%

MEMPHIS, TENN.

	1946	1948	1950	1952	1954
	$ 1,412	$ 1,333	$ 1,850	$ 2,500	$ 2,500
	950	1,300	1,260	1,800	2,000
	16,625	15,833	15,500	17,500	13,000
	10,125	15,167	14,100	16,500	17,500
	94	125	146	135	125
	88	122	123	115	125
	222	242	300	285	250
	93	79	100	105	90
	222	242	300	285	250
	93	79	100	105	90
	177	127	106	140	144
	108	124	115	143	140
	6.8%	9.5%	11.3%	8.6%	8.3%
	8.4%	9.7%	10.5%	8.4%	8.6%

MIAMI, FLA.

	1946	1948	1950	1952	1954
	$ 1,804	$ 1,658	$ 1,533	$ 2,500	
	925	1,167	1,000	1,000	
	17,208	18,800	14,833	18,000	
	14,150	15,200	13,750	17,500	
	133	141	150	160	
	104	123	115	150	
	204	256	175	245	
	63	81	65	145	
	345	456	309	495	
	110	220	137	295	
	130	133	99	113	
	128	134	120	117	
	9.2%	9.0%	12.1%	10.7%	
	8.8%	8.7%	10.0%	10.3%	

MIDDLETOWN, OHIO

	1946	1948	1950	1952	1954
	$ 1,400	$ 1,667	$ 2,118	$ 1,800	$ 3,000
	900	1,150	1,740	1,200	1,800
	12,625	15,000	15,800	16,800	23,000
	11,863	12,850	14,975	15,000	20,000
	84	90	94	106	125
	78	78	88	100	125
	98	134	132	188	250
	82	111	126	156	170
	98	134	132	188	250
	82	111	126	156	170
	150	167	168	187	184
	153	178	180	150	180
	8.0%	7.2%	7.1%	7.0%	6.8%
	7.8%	8.8%	8.7%	8.0%	7.5%

MILWAUKEE, WIS.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,783	$ 1,580	$ 1,500	$ 2,750	$ 3,500
Ditto - Suburbs	1,200	836	1,000	1,500	1,750
Value of house & lot - City	13,325	15,560	15,750	22,750	22,500
Ditto - Suburbs	11,800	14,675	15,000	20,500	21,750
Monthly rent - City	85	117	125	171	155
Ditto - Suburbs	80	95	150	143	150
Taxes, owner occupied - City	284	323	373	489	475
Ditto - Suburbs	200	216	250	395	350
Taxes, tenant occupied - City	284	325	373	489	475
Ditto - Suburbs	200	216	250	395	350
Value ? times monthly rent	157	133	126	133	145
Ditto - Suburbs	148	154	100	143	145
Annual rent as % of value	7.6%	9.0%	9.5%	9.0%	8.3%
Ditto - Suburbs	8.1%	7.6%	12.0%	8.4%	8.3%

MINNEAPOLIS, MINN.

	1946	1948	1950	1952	1954
	$ 1,117	$ 1,650	$ 1,000	$ 1,675	$ 2,250
	942	1,200	800	1,450	1,400
	14,917	19,500	16,000	23,000	20,500
	10,000	14,000	18,000	24,000	16,875
	103	175	125	142	175
	100	125	150	127	140
	232	369	372	388	315
	111	250	248	260	385
	290	440	465	487	363
	126	305	312	337	433
	145	111	144	162	117
	150	144	120	175	135
	8.3%	10.8%	8.3%	7.4%	10.2%
	8.0%	8.3%	10.0%	8.9%	8.9%

MOBILE, ALA.

	1946	1948	1950	1952	1954
	$ 1,917	$ 2,225	$ 2,000	$ 3,250	$ 3,250
	1,333	1,650	875	2,250	2,250
	11,250	17,250	12,625	21,000	19,000
	10,667	16,500	10,750	18,500	18,500
	91	123	103	125	125
	76	113	84	100	125
	140	178	136	209	164
	125	152	107	162	127
	165	208	145	223	178
	148	178	115	175	140
	124	140	123	168	152
	140	137	128	155	148
	9.7%	8.6%	9.8%	7.1%	7.9%
	8.6%	8.7%	9.4%	8.5%	9.1%

MOLINE, ILL.

	1946	1948	1950	1952	1954
	$ 1,200	$ 1,500	$ 1,500	$ 1,450	$ 2,250
	500	750	938	725	1,350
	12,833	17,500	18,250	17,250	20,000
	11,500	15,000	18,500	15,500	17,750
	73	100	108	118	125
	58	80	83	85	112
	204	130	193	225	280
	168	90	129	100	250
	204	130	193	225	280
	168	90	129	100	250
	176	175	172	146	160
	128	250	199	162	158
	6.8%	6.9%	6.9%	8.3%	7.5%
	8.1%	4.8%	6.0%	6.6%	7.6%

MUNCIE, IND.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,338	$ 1,766	$ 2,000	$ 1,675	$ 1,705
Ditto - Suburbs	981	1,137	1,500	1,100	1,450
Value of house & lot - City	13,375	14,928	16,000	20,000	16,250
Ditto - Suburbs	11,875	13,941	15,500	18,000	15,000
Monthly rent - City	73	92	97	130	105
Ditto - Suburbs	69	81	96	113	80
Taxes, owner occupied - City	186	227	281	326	328
Ditto - Suburbs	99	146	189	185	200
Taxes, tenant occupied - City	186	227	281	326	328
Ditto - Suburbs	99	146	189	185	200
Value ? times monthly rent	169	162	165	154	155
Ditto - Suburbs	172	167	180	161	188
Annual rent as % of value	7.1%	7.4%	7.3%	7.8%	7.6%
Ditto - Suburbs	7.0%	7.3%	6.7%	7.5%	6.4%

NASHVILLE, TENN.

	1946	1948	1950	1952	1954
	$ 700	$ 967	$ 1,088	$ 1,250	
		1,050	1,113	1,800	
	12,180	15,333	14,187	19,100	
		16,500	14,375	20,500	
	80	106	116	150	
		117	110	150	
	236	289	267	321	
		126	207	261	
	236	289	267	321	
		126	207	261	
	152	145	122	127	
		141	121	137	
	7.9%	8.3%	9.8%	8.4%	
		8.5%	9.9%	8.8%	

NEWARK, N. J.

	1946	1948	1950	1952	1954
		$ 1,700	$ 2,000	$ 2,000	$ 3,000
		1,525	1,750	1,500	2,200
		16,500	15,500	20,000	16,000
		18,167	15,667	18,000	16,000
		128	131	152	100
		127	121	137	85
		474	488	520	639
		346	347	415	460
		474	488	520	639
		346	347	415	460
		129	118	123	160
		127	120	138	188
		9.3%	10.1%	9.7%	6.7%
		9.4%	10.0%	8.7%	6.4%

NEW HAVEN, CONN.

	1946	1948	1950	1952	1954
	$ 1,550	$ 2,000	$ 1,560	$ 1,500	$ 1,500
	1,140	1,508	1,100	1,500	1,600
	13,800	16,800	15,080	15,500	16,500
	13,700	16,767	14,300	19,250	16,800
	98	136	118	143	128
	104	136	101	150	125
	273	353	296	380	400
	200	252	257	320	250
	273	353	296	380	400
	200	252	257	320	250
	141	124	126	129	132
	132	123	142	128	134
	8.8%	8.7%	9.4%	9.2%	9.1%
	9.1%	9.7%	8.9%	9.4%	8.9%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

NEW ORLEANS, LA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 4,188	$ 4,800	$ 4,688	$ 5,625	$ 5,750
Ditto - Suburbs	2,938	3,150	3,625	4,000	3,500
Value of house & lot - City	17,125	21,800	20,875	24,000	25,000
Ditto - Suburbs	15,250	20,100	19,125	20,000	22,500
Monthly rent - City	103	166	150	150	175
Ditto - Suburbs	98	120	119	125	150
Taxes, owner occupied - City	262	338	280	325	310
Ditto - Suburbs	270	199	198	210	
Taxes, tenant occupied - City	317	422	353	400	395
Ditto - Suburbs	351	269	283	280	
Value ? times monthly rent	166	131	139	160	143
Ditto - Suburbs	159	167	161	160	150
Annual rent as % of value	7.2%	9.1%	8.6%	7.5%	8.4%
Ditto - Suburbs	7.6%	7.2%	7.5%	7.5%	8.0%

NEWPORT NEWS, VA.

	1946	1948	1950	1952	1954
Value of lot - City	$	$ 1,800	$ 1,825	$ 1,800	$ 2,500
Ditto - Suburbs		1,250	1,938	1,700	2,000
Value of house & lot - City		16,500	13,250	17,500	17,500
Ditto - Suburbs		16,500	14,125	16,500	17,500
Monthly rent - City		112	85	125	110
Ditto - Suburbs		125	89	125	110
Taxes, owner occupied - City		207	213	230	255
Ditto - Suburbs		120	136	150	170
Taxes, tenant occupied - City		207	213	230	255
Ditto - Suburbs		120	136	150	170
Value ? times monthly rent		147	156	140	159
Ditto - Suburbs		132	159	132	159
Annual rent as % of value		8.1%	7.7%	12.0%	7.5%
Ditto - Suburbs		9.1%	7.6%	9.1%	7.5%

OAKLAND, CALIF.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,133	$ 2,800	$ 4,000		$ 4,500
Ditto - Suburbs	1,650	2,000	2,375		2,500
Value of house & lot - City	16,500	15,000	19,250		22,500
Ditto - Suburbs	15,333	12,500	17,375		20,000
Monthly rent - City	104	125	150		140
Ditto - Suburbs	107	100	125		110
Taxes, owner occupied - City		250	350		280
Ditto - Suburbs		175	250		200
Taxes, tenant occupied - City		250	350		280
Ditto - Suburbs		175	250		200
Value ? times monthly rent	150	120	128		161
Ditto - Suburbs	143	125	139		182
Annual rent as % of value	7.6%	10.0%	9.4%		7.5%
Ditto - Suburbs	8.4%	9.6%	8.6%		8.6%

OKLAHOMA CITY, OKLA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,810	$ 2,050	$ 2,071	$ 2,750	$ 2,750
Ditto - Suburbs	890	1,500	1,663	2,000	1,850
Value of house & lot - City	14,450	16,300	17,083	20,000	16,500
Ditto - Suburbs	11,850	14,800	16,125	17,500	15,500
Monthly rent - City	101	110	138	140	110
Ditto - Suburbs	68	94	128	118	90
Taxes, owner occupied - City	148	112	183	230	197
Ditto - Suburbs	88	93	122	125	120
Taxes, tenant occupied - City	169	154	234	285	240
Ditto - Suburbs	92	105	159	180	160
Value ? times monthly rent	143	148	134	143	150
Ditto - Suburbs	174	158	126	148	172
Annual rent as % of value	8.4%	8.1%	9.7%	8.4%	8.0%
Ditto - Suburbs	6.9%	7.7%	9.5%	12.0%	7.0%

OMAHA, NEBR.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,530	$ 1,940	$ 1,857	$ 2,500	$ 2,500
Ditto - Suburbs	1,040	1,580	1,600	2,250	2,500
Value of house & lot - City	12,813	20,000	18,143	20,000	20,750
Ditto - Suburbs	12,400	18,600	17,700	18,000	19,750
Monthly rent - City	86	115	138	140	150
Ditto - Suburbs	76	102	138	125	175
Taxes, owner occupied - City	223	284	334	350	360
Ditto - Suburbs	124	146	250	300	240
Taxes, tenant occupied - City	223	284	334	350	360
Ditto - Suburbs	124	146	250	300	240
Value ? times monthly rent	149	174	131	143	138
Ditto - Suburbs	163	182	128	144	113
Annual rent as % of value	8.1%	6.9%	9.1%	8.4%	8.7%
Ditto - Suburbs	7.4%	6.6%	9.4%	8.3%	10.6%

PATERSON, N. J.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,650	$ 1,167	$ 1,500	$ 2,000	
Ditto - Suburbs	1,000	1,100	1,417	2,000	
Value of house & lot - City	12,500	14,667	16,333	17,650	
Ditto - Suburbs	13,500	14,333	16,500	18,000	
Monthly rent - City	70	138	108	125	
Ditto - Suburbs	75	136	116	125	
Taxes, owner occupied - City	313	440	550	533	
Ditto - Suburbs	190	300	350	456	
Taxes, tenant occupied - City	313	440	550	533	
Ditto - Suburbs	190	300	350	456	
Value ? times monthly rent	179	106	151	141	
Ditto - Suburbs	180	104	140	144	
Annual rent as % of value	6.7%	11.5%	7.9%	8.5%	
Ditto - Suburbs	6.7%	11.6%	8.6%	8.3%	

PEORIA, ILL.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,500	$ 2,000	$ 1,733	$ 3,000	$ 3,000
Ditto - Suburbs	1,158	1,700	1,333	2,750	2,500
Value of house & lot - City	16,167	17,500	19,166	24,375	22,500
Ditto - Suburbs	15,750	17,800	17,333	24,125	17,500
Monthly rent - City	85	103	135	150	150
Ditto - Suburbs	82	103	123	150	105
Taxes, owner occupied - City	152	255	306	337	200
Ditto - Suburbs	80	138	148	243	120
Taxes, tenant occupied - City	152	255	306	337	200
Ditto - Suburbs	80	138	148	243	120
Value ? times monthly rent	190	170	142	163	150
Ditto - Suburbs	192	170	141	161	167
Annual rent as % of value	6.3%	7.1%	8.5%	7.4%	8.0%
Ditto - Suburbs	6.2%	7.1%	8.5%	7.5%	7.2%

PHILADELPHIA, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,500	$ 2,000	$ 1,500	$ 2,000	
Ditto - Suburbs	2,125	1,563	1,000	1,500	
Value of house & lot - City	13,000	17,000	16,125	18,000	
Ditto - Suburbs	12,625	15,333	15,500	17,000	
Monthly rent - City	93	106	102	125	
Ditto - Suburbs	90	105	107	100	
Taxes, owner occupied - City	207	340	261		
Ditto - Suburbs	163	213	330		
Taxes, tenant occupied - City	207	340	261		
Ditto - Suburbs	163	213	330		
Value ? times monthly rent	140	160	156	144	
Ditto - Suburbs	140	146	145	170	
Annual rent as % of value	8.6%	7.5%	7.6%	8.3%	
Ditto - Suburbs	8.6%	8.2%	8.2%	7.1%	

PHOENIX, ARIZ.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,250	$ 1,000		$ 2,150	
Ditto - Suburbs	1,000	750		1,700	
Value of house & lot - City	15,000	17,500		22,750	
Ditto - Suburbs	15,000	17,500		21,500	
Monthly rent - City	112	125		175	
Ditto - Suburbs	102	100		175	
Taxes, owner occupied - City	300	375		408	
Ditto - Suburbs	200	250		300	
Taxes, tenant occupied - City	300	375		408	
Ditto - Suburbs	200	250		300	
Value ? times monthly rent	134	140		151	
Ditto - Suburbs	167	179		140	
Annual rent as % of value	9.0%	8.6%		7.9%	
Ditto - Suburbs	8.2%	8.9%		8.6%	

PITTSBURGH, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,375	$ 2,000	$ 2,188	$ 2,500	$ 3,000
Ditto - Suburbs	938	1,350	1,475	1,900	1,800
Value of house & lot - City	12,000	15,000	15,750	18,000	16,500
Ditto - Suburbs	11,340	15,000	14,250	17,250	14,500
Monthly rent - City	80	100	145	147	125
Ditto - Suburbs	78	100	123	127	125
Taxes, owner occupied - City	433	428	300	375	305
Ditto - Suburbs	175	300	300	312	280
Taxes, tenant occupied - City	433	428	300	375	305
Ditto - Suburbs	175	300	300	312	280
Value ? times monthly rent	150	150	109	122	132
Ditto - Suburbs	140	150	116	150	116
Annual rent as % of value	8.0%	8.0%	11.0%	9.8%	9.1%
Ditto - Suburbs	8.0%	8.0%	10.4%	8.5%	10.3%

PORTLAND, OREG.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,362	$ 1,450	$ 1,633	$ 2,200	$ 1,500
Ditto - Suburbs	817	1,175	1,500	1,500	1,000
Value of house & lot - City	13,750	16,375	17,000	18,000	18,500
Ditto - Suburbs	13,500	15,800	16,000	18,000	18,000
Monthly rent - City	98	120	125	150	140
Ditto - Suburbs	98	110	100	148	140
Taxes, owner occupied - City	185	181	240	365	225
Ditto - Suburbs	122	148	165	418	
Taxes, tenant occupied - City	185	181	240	365	225
Ditto - Suburbs	122	148	165	418	
Value ? times monthly rent	140	136	136	120	132
Ditto - Suburbs	138	144	160	124	129
Annual rent as % of value	8.6%	8.6%	8.6%	10.0%	9.1%
Ditto - Suburbs	8.7%	8.4%	7.5%	9.7%	9.3%

PROVIDENCE, R. I.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,644	$ 2,150	$ 2,500	$ 3,250	$ 3,250
Ditto - Suburbs	1,488	1,800	1,175	1,500	1,850
Value of house & lot - City	14,875	17,721	16,500	19,000	23,000
Ditto - Suburbs	12,813	16,625	14,250	17,750	20,000
Monthly rent - City	113	146	138	137	125
Ditto - Suburbs	95	94	113	106	112
Taxes, owner occupied - City	284	250	314	365	465
Ditto - Suburbs	195	190	222	242	270
Taxes, tenant occupied - City	284	250	314	365	465
Ditto - Suburbs	195	190	222	242	270
Value ? times monthly rent	132	121	120	139	184
Ditto - Suburbs	133	177	126	169	179
Annual rent as % of value	9.1%	9.9%	10.0%	8.7%	6.9%
Ditto - Suburbs	8.9%	6.8%	9.5%	7.1%	6.7%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

PUEBLO, COLO.

	1946	1948	1950	1952	1954
Value of lot - City	$ 750	$ 738	$ 1,000	$ 1,000	$ 2,500
Ditto - Suburbs	425	388	625	600	
Value of house & lot - City	12,846	14,408	16,750	20,750	23,000
Ditto - Suburbs	10,500	13,033	15,063	17,070	
Monthly rent - City	73	84	105	145	150
Ditto - Suburbs	68	73	88	137	
Taxes, owner occupied - City	250	379	271	325	525
Ditto - Suburbs	125	180	149	125	
Taxes, tenant occupied - City	250	379	271	325	525
Ditto - Suburbs	125	180	149	125	
Value ? times monthly rent	173	172	160	143	153
Ditto - Suburbs	154	179	171	124	
Annual rent as % of value	6.9%	7.0%	7.5%	8.4%	7.8%
Ditto - Suburbs	7.8%	6.7%	7.0%	9.7%	

RACINE, WIS.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,520	$ 1,450	$ 1,167	$ 1,500	$ 2,000
Ditto - Suburbs	940	850	933	1,000	1,500
Value of house & lot - City	12,200	15,000	17,167	20,000	19,750
Ditto - Suburbs	11,600	14,250	15,833	18,000	19,500
Monthly rent - City	81	102	125	150	125
Ditto - Suburbs	74	84	100	100	100
Taxes, owner occupied - City	195	280	265	330	350
Ditto - Suburbs	163	106	200	150	180
Taxes, tenant occupied - City	195	280	265	330	350
Ditto - Suburbs	163	106	200	150	180
Value ? times monthly rent	151	147	137	133	158
Ditto - Suburbs	157	170	158	180	195
Annual rent as % of value	8.0%	8.2%	8.7%	9.0%	7.6%
Ditto - Suburbs	7.7%	7.1%	7.6%	6.7%	6.2%

RALEIGH, N.C.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,638	$ 1,150	$ 1,250	$ 2,000	
Ditto - Suburbs	1,188	780	1,000	1,500	
Value of house & lot - City	11,375	14,000	12,833	18,500	
Ditto - Suburbs	9,500	13,000	12,333	17,500	
Monthly rent - City	81	92	85	125	
Ditto - Suburbs	69	80	75	125	
Taxes, owner occupied - City	133	153	168	298	
Ditto - Suburbs	53	48	60	94	
Taxes, tenant occupied - City	133	153	168	298	
Ditto - Suburbs	53	48	60	94	
Value ? times monthly rent	140	152	151	148	
Ditto - Suburbs	138	163	164	140	
Annual rent as % of value	8.6%	7.9%	7.9%	8.1%	
Ditto - Suburbs	8.7%	7.4%	7.3%	8.6%	

READING, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,875	$ 1,325	$ 1,750	$ 1,500	$ 1,750
Ditto - Suburbs	1,208	1,075	1,438	1,125	1,500
Value of house & lot - City	13,167	15,250	15,313	13,750	16,500
Ditto - Suburbs	11,667	13,250	14,500	13,000	16,000
Monthly rent - City	90	120	105	100	85
Ditto - Suburbs	90	120	80	100	85
Taxes, owner occupied - City	237	172	300	240	240
Ditto - Suburbs	154	110	204	157	270
Taxes, tenant occupied - City	237	172	300	240	240
Ditto - Suburbs	154	110	204	157	270
Value ? times monthly rent	146	127	146	138	194
Ditto - Suburbs	130	127	181	130	188
Annual rent as % of value	8.2%	9.4%	8.2%	8.7%	6.2%
Ditto - Suburbs	9.3%	9.4%	6.6%	9.2%	6.4%

RICHMOND, VA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,186	$ 1,600	$ 1,317	$ 1,500	$ 1,500
Ditto - Suburbs	921	1,217	1,000	1,000	1,000
Value of house & lot - City	12,766	15,150	16,083	18,000	17,250
Ditto - Suburbs	12,383	14,750	15,033	17,000	16,750
Monthly rent - City	79	101	125	127	112
Ditto - Suburbs	78	97	100	125	110
Taxes, owner occupied - City	212	224	322	271	290
Ditto - Suburbs	92	87	122	122	175
Taxes, tenant occupied - City	212	224	322	271	290
Ditto - Suburbs	92	87	122	122	175
Value ? times monthly rent	161	150	129	142	154
Ditto - Suburbs	159	152	158	136	152
Annual rent as % of value	7.4%	8.0%	9.3%	8.5%	7.8%
Ditto - Suburbs	7.6%	7.9%	7.6%	8.8%	7.9%

ROANOKE, VA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,188	$ 1,233	$ 1,125	$ 1,750	$ 2,500
Ditto - Suburbs	917	850	913	1,200	2,000
Value of house & lot - City	11,750	13,698	14,875	15,900	18,500
Ditto - Suburbs	11,667	12,760	14,875	15,000	18,000
Monthly rent - City	76	90	108	110	100
Ditto - Suburbs	67	75	101	110	
Taxes, owner occupied - City	138	135	165	175	245
Ditto - Suburbs	62	56	86	115	
Taxes, tenant occupied - City	138	135	165	175	245
Ditto - Suburbs	62	56	86	115	
Value ? times monthly rent	155	153	138	145	185
Ditto - Suburbs	174	170	147	136	
Annual rent as % of value	7.8%	7.9%	8.7%	8.3%	6.8%
Ditto - Suburbs	6.9%	7.1%	8.1%	8.8%	

ROCHESTER, N.Y.

	1946	1948	1950	1952	1954
Value of lot - City	$ 925	$ 1,050	$ 1,000	$ 1,500	$ 1,700
Ditto - Suburbs	1,021	1,156	876	1,400	2,000
Value of house & lot - City	13,000	15,062	14,000	16,000	15,500
Ditto - Suburbs	14,333	15,625	14,929	18,000	17,000
Monthly rent - City	93	112	112	150	125
Ditto - Suburbs	95	114	119	150	150
Taxes, owner occupied - City	365	350	342	340	292
Ditto - Suburbs	199	203	203	280	210
Taxes, tenant occupied - City	365	350	342	340	292
Ditto - Suburbs	199	203	203	280	210
Value ? times monthly rent	140	134	125	107	124
Ditto - Suburbs	151	137	125	120	113
Annual rent as % of value	8.6%	8.9%	9.6%	12.0%	9.7%
Ditto - Suburbs	8.0%	8.8%	9.6%	10.0%	10.6%

ROCKFORD, ILL.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,875	$ 1,667	$ 1,467	$ 1,800	$ 2,750
Ditto - Suburbs		1,140	933	1,500	2,000
Value of house & lot - City	15,000	16,000	19,167	21,000	20,000
Ditto - Suburbs		15,000	18,667	20,000	19,250
Monthly rent - City	80	108	108	125	135
Ditto - Suburbs		78	93	125	125
Taxes, owner occupied - City	243	159	215	200	275
Ditto - Suburbs		116	191	180	240
Taxes, tenant occupied - City	243	159	215	200	275
Ditto - Suburbs		116	191	180	240
Value ? times monthly rent	188	154	177	168	148
Ditto - Suburbs		192	201	180	154
Annual rent as % of value	6.4%	7.8%	6.8%	7.1%	8.1%
Ditto - Suburbs		6.2%	6.0%	7.5%	7.8%

SACRAMENTO, CALIF.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,131	$ 2,750	$ 3,500	$ 4,000	
Ditto - Suburbs	1,417	1,938	2,167	2,950	
Value of house & lot - City	16,188	18,167	21,000	23,750	
Ditto - Suburbs	15,083	17,313	18,833	21,250	
Monthly rent - City	108	155	175	150	
Ditto - Suburbs	98	143	158	125	
Taxes, owner occupied - City	269	395	353	346	
Ditto - Suburbs	171	351	297	225	
Taxes, tenant occupied - City	269	395	353	346	
Ditto - Suburbs	171	351	297	225	
Value ? times monthly rent	150	117	120	158	
Ditto - Suburbs	154	121	119	170	
Annual rent as % of value	8.0%	10.2%	10.0%	7.6%	
Ditto - Suburbs	7.8%	9.9%	10.3%	7.1%	

SAGINAW, BAY CITY, MICH.

	1946	1948	1950	1952	1954
Value of lot - City	$ 990	$ 1,500	$ 1,479	$ 2,250	$ 2,000
Ditto - Suburbs	600	980	1,150	1,375	1,500
Value of house & lot - City	15,200	15,875	17,333	20,000	22,000
Ditto - Suburbs	13,700	15,125	16,667	20,000	19,000
Monthly rent - City	91	105	118	140	135
Ditto - Suburbs	83	98	105	120	125
Taxes, owner occupied - City	139	139	206	250	250
Ditto - Suburbs	72	61	76	100	110
Taxes, tenant occupied - City	139	139	206	250	250
Ditto - Suburbs	72	61	76	100	110
Value ? times monthly rent	167	151	147	143	163
Ditto - Suburbs	165	155	159	167	152
Annual rent as % of value	7.2%	7.9%	8.2%	8.4%	7.4%
Ditto - Suburbs	7.3%	7.8%	7.6%	7.2%	7.9%

ST. JOSEPH, MO.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,233	$ 1,375	$ 1,113	$ 1,375	
Ditto - Suburbs	625	675	638	825	
Value of house & lot - City	12,625	14,250	14,500	15,000	
Ditto - Suburbs	11,500	13,350	13,250	13,125	
Monthly rent - City	68	100	115	100	
Ditto - Suburbs	64	93	100	88	
Taxes, owner occupied - City	248	335	347	320	
Ditto - Suburbs	138	204	203	200	
Taxes, tenant occupied - City	248	335	347	320	
Ditto - Suburbs	138	204	203	200	
Value ? times monthly rent	186	143	126	150	
Ditto - Suburbs	180	144	133	149	
Annual rent as % of value	6.5%	8.4%	9.5%	8.0%	
Ditto - Suburbs	6.7%	8.4%	9.1%	8.0%	

ST. LOUIS, MO.

	1946	1948	1950	1952	1954
Value of lot - City	$ 864	$ 2,167	$ 2,100	$ 2,500	$ 2,500
Ditto - Suburbs	656	1,807	1,870	2,250	2,000
Value of house & lot - City	15,357	17,667	18,200	19,750	21,500
Ditto - Suburbs	13,083	17,167	18,400	20,000	20,500
Monthly rent - City	99	141	155	142	130
Ditto - Suburbs	93	139	149	142	130
Taxes, owner occupied - City	218	265	247	285	225
Ditto - Suburbs	204	227	231	260	180
Taxes, tenant occupied - City	218	265	247	285	225
Ditto - Suburbs	204	227	231	260	180
Value ? times monthly rent	155	125	117	139	165
Ditto - Suburbs	162	124	123	141	158
Annual rent as % of value	7.7%	9.6%	10.2%	8.6%	7.3%
Ditto - Suburbs	7.4%	9.7%	9.7%	8.5%	7.8%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

ST. PAUL, MINN.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,140	$ 1,250	$ 1,250	$ 1,800	$ 3,000
Ditto - Suburbs	730	717	933	1,400	2,000
Value of house & lot - City	14,900	17,400	21,333	19,000	22,000
Ditto - Suburbs	14,000	15,625	20,167	18,000	20,000
Monthly rent - City	106	121	156	150	200
Ditto - Suburbs	99	110	145	120	200
Taxes, owner occupied - City	295	237	444	425	360
Ditto - Suburbs	141	124	350	225	360
Taxes, tenant occupied - City	358	355	520	500	425
Ditto - Suburbs	161	166	400	300	425
Value ? times monthly rent	138	144	135	127	110
Ditto - Suburbs	141	142	139	150	100
Annual rent as % of value	8.7%	8.3%	8.9%	9.5%	10.9%
Ditto - Suburbs	8.5%	8.4%	8.6%	8.0%	12.0%

ST. PETERSBURG, FLA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,713	$ 1,500	$ 1,700	$ 2,500	$ 2,000
Ditto - Suburbs	550	867	950	1,800	1,000
Value of house & lot - City	15,000	22,000	17,000	21,500	19,000
Ditto - Suburbs	11,375	19,500	16,125	20,000	18,000
Monthly rent - City	106	133	156	150	100
Ditto - Suburbs	75	125	134	125	75
Taxes, owner occupied - City	194	86	180	300	98
Ditto - Suburbs	53	42	80	135	76
Taxes, tenant occupied - City	227	225	360	480	273
Ditto - Suburbs	106	115	180	380	251
Value ? times monthly rent	141	165	109	143	190
Ditto - Suburbs	152	156	120	160	240
Annual rent as % of value	8.5%	7.3%	11.0%	8.4%	6.3%
Ditto - Suburbs	7.9%	7.7%	10.0%	7.5%	5.0%

SALT LAKE CITY, UTAH

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,500	$ 1,917	$ 2,500	$ 3,500	$ 3,000
Ditto - Suburbs	913	1,100	1,983	2,500	2,500
Value of house & lot - City	15,750	19,000	20,500	25,500	21,500
Ditto - Suburbs	14,500	18,000	19,333	24,250	21,000
Monthly rent - City	111	125	162	150	130
Ditto - Suburbs	98	110	142	140	125
Taxes, owner occupied - City	273	180	290	250	250
Ditto - Suburbs	171	125	207	175	160
Taxes, tenant occupied - City	273	180	290	250	250
Ditto - Suburbs	171	125	207	175	160
Value ? times monthly rent	142	152	127	170	165
Ditto - Suburbs	148	164	136	175	168
Annual rent as % of value	8.5%	7.9%	9.9%	7.1%	7.5%
Ditto - Suburbs	8.1%	7.3%	8.8%	8.9%	7.1%

SAN ANTONIO, TEX.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,450	$ 1,875	$ 1,750		
Ditto - Suburbs	1,183	1,750	1,000		
Value of house & lot - City	18,333	19,500	18,250		
Ditto - Suburbs	17,333	17,500	16,000		
Monthly rent - City	133	150	162		
Ditto - Suburbs	125	138	150		
Taxes, owner occupied - City		452			
Ditto - Suburbs		278			
Taxes, tenant occupied - City		452	450		
Ditto - Suburbs		278	125		
Value ? times monthly rent	138	130	119		
Ditto - Suburbs	139	127	107		
Annual rent as % of value	8.7%	9.2%	10.1%		
Ditto - Suburbs	8.7%	9.5%	11.3%		

SAN DIEGO, CALIF.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,621	$ 2,680	$ 2,683	$ 3,500	$ 3,750
Ditto - Suburbs	1,193	2,560	2,067	2,750	2,500
Value of house & lot - City	14,929	19,214	16,917	17,400	21,750
Ditto - Suburbs	13,583	18,750	16,167	16,900	20,250
Monthly rent - City	88	150	129	150	150
Ditto - Suburbs	85	131	110	147	125
Taxes, owner occupied - City	251	283	302	300	400
Ditto - Suburbs	171	228	227	230	325
Taxes, tenant occupied - City	251	283	302	300	400
Ditto - Suburbs	171	228	227	230	325
Value ? times monthly rent	170	128	131	116	145
Ditto - Suburbs	160	143	147	115	162
Annual rent as % of value	7.1%	9.4%	9.2%	10.3%	8.3%
Ditto - Suburbs	7.5%	8.4%	8.2%	10.4%	7.4%

SAN FRANCISCO, CALIF.

	1946	1948	1950	1952	1954
Value of lot - City	$ 4,375	$ 4,000	$ 5,000	$ 4,250	$ 4,500
Ditto - Suburbs	2,333	2,750	2,500	2,750	3,000
Value of house & lot - City	15,250	20,100	21,000	19,000	21,000
Ditto - Suburbs	11,500	19,000	16,750	16,500	18,000
Monthly rent - City	100	158	180	162	150
Ditto - Suburbs	80	125	150	135	110
Taxes, owner occupied - City	269	307	393	264	320
Ditto - Suburbs		167	325	210	250
Taxes, tenant occupied - City	269	307	393	264	320
Ditto - Suburbs		167	325	210	250
Value ? times monthly rent	153	127	117	117	140
Ditto - Suburbs	144	152	112	132	164
Annual rent as % of value	7.9%	9.4%	10.3%	10.2%	8.0%
Ditto - Suburbs	8.3%	7.9%	10.7%	9.8%	7.3%

SAN JOSE, CALIF.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,650	$ 2,500	$ 2,207	$ 3,250	$ 3,000
Ditto - Suburbs	1,200	1,880	1,466	2,400	2,500
Value of house & lot - City	17,800	19,700	18,150	19,500	17,250
Ditto - Suburbs	16,500	18,300	17,072	19,000	16,500
Monthly rent - City	103	153	167	140	135
Ditto - Suburbs	91	150	151	125	125
Taxes, owner occupied - City	195	246	263	225	325
Ditto - Suburbs	141	170	196	250	250
Taxes, tenant occupied - City	195	246	263	225	325
Ditto - Suburbs	141	170	196	250	250
Value ? times monthly rent	173	129	109	139	128
Ditto - Suburbs	131	122	113	162	132
Annual rent as % of value	6.9%	9.3%	11.0%	8.6%	9.4%
Ditto - Suburbs	6.6%	8.8%	10.6%	7.9%	9.1%

SEATTLE, WASH.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,800	$ 1,875	$ 1,958	$ 2,500	
Ditto - Suburbs	1,100	1,313	1,517	1,650	
Value of house & lot - City	17,600	18,000	16,667	21,750	
Ditto - Suburbs	16,700	16,875	15,584	19,500	
Monthly rent - City	126	131	120	142	
Ditto - Suburbs	110	121	109	120	
Taxes, owner occupied - City	164	196	189	185	
Ditto - Suburbs	130	163	186	180	
Taxes, tenant occupied - City	164	196	189	185	
Ditto - Suburbs	130	163	186	180	
Value ? times monthly rent	140	137	127	153	
Ditto - Suburbs	132	130	143	163	
Annual rent as % of value	8.6%	8.7%	9.4%	7.8%	
Ditto - Suburbs	7.9%	8.6%	8.4%	7.4%	

SHREVEPORT, LA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,538	$ 2,167	$ 2,075	$ 3,000	$ 2,500
Ditto - Suburbs	813	1,750	1,208	1,500	1,500
Value of house & lot - City	12,182	16,333	17,333	17,500	18,000
Ditto - Suburbs	10,375	14,500	15,667	16,000	16,500
Monthly rent - City	72	120	125	125	135
Ditto - Suburbs	58	87	100	100	100
Taxes, owner occupied - City	158	225	222	224	244
Ditto - Suburbs	81	90	108	102	104
Taxes, tenant occupied - City	193	277	288	288	300
Ditto - Suburbs	78	125	140	140	150
Value ? times monthly rent	169	136	139	140	133
Ditto - Suburbs	179	167	187	160	165
Annual rent as % of value	7.1%	8.8%	8.7%	8.6%	9.0%
Ditto - Suburbs	6.7%	7.2%	7.7%	7.8%	7.3%

SIOUX CITY, IOWA

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,214	$ 1,250	$ 1,363	$ 1,500	$ 2,000
Ditto - Suburbs	427	1,000	500	750	1,000
Value of house & lot - City	13,107	17,167	18,375	20,000	20,000
Ditto - Suburbs	11,167	16,000	15,900	18,000	17,500
Monthly rent - City	77	108	130	125	120
Ditto - Suburbs	75	90	125	125	95
Taxes, owner occupied - City	138	198	240	263	228
Ditto - Suburbs	68	168	101	175	55
Taxes, tenant occupied - City	206	310	303	325	250
Ditto - Suburbs	143	250	163	285	100
Value ? times monthly rent	170	159	123	160	167
Ditto - Suburbs	149	178	124	144	184
Annual rent as % of value	7.0%	7.6%	9.8%	7.5%	7.2%
Ditto - Suburbs	8.1%	6.8%	9.7%	8.3%	6.9%

SOUTH BEND, IND.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,421	$ 1,250	$ 1,713	$ 1,800	$ 2,500
Ditto - Suburbs	638	900	986	1,000	1,500
Value of house & lot - City	13,714	16,667	19,700	21,000	18,500
Ditto - Suburbs	12,583	16,500	17,750	19,700	17,500
Monthly rent - City	99	98	125	150	150
Ditto - Suburbs	89	100	110	125	150
Taxes, owner occupied - City	200	250	251	240	300
Ditto - Suburbs	134	207	196	175	200
Taxes, tenant occupied - City	200	250	251	240	300
Ditto - Suburbs	134	207	196	175	200
Value ? times monthly rent	138	178	158	140	123
Ditto - Suburbs	141	185	161	158	117
Annual rent as % of value	8.7%	8.0%	7.6%	8.6%	9.7%
Ditto - Suburbs	8.6%	7.2%	7.4%	7.9%	10.3%

SPOKANE, WASH.

	1946	1948	1950	1952	1954
Value of lot - City	$ 866	$ 1,250	$ 1,417	$ 2,000	
Ditto - Suburbs	456	594	888	1,250	
Value of house & lot - City	12,500	16,150	20,500	23,000	
Ditto - Suburbs	11,720	17,750	19,667	20,000	
Monthly rent - City	85	138	170	180	
Ditto - Suburbs	73	123		138	
Taxes, owner occupied - City	186	213	250	288	
Ditto - Suburbs	120	178	225	200	
Taxes, tenant occupied - City	186	213	250	288	
Ditto - Suburbs	120	178	225	200	
Value ? times monthly rent	147	142	121	153	
Ditto - Suburbs	161	144		148	
Annual rent as % of value	8.2%	8.5%	10.0%	7.8%	
Ditto - Suburbs	7.8%	8.3%		8.1%	

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

SPRINGFIELD, ILL.

	1946	1948	1950	1952	1954
Value of lot - City		$ 2,167	$ 2,000	$ 2,500	$ 3,500
Ditto - Suburbs		1,900	1,350	2,000	2,500
Value of house & lot - City		18,500	18,500	23,000	30,000
Ditto - Suburbs		18,000	17,900	20,000	23,000
Monthly rent - City		115	113	120	150
Ditto - Suburbs		115		113	120
Taxes, owner occupied - City		290	273	275	280
Ditto - Suburbs		200		150	140
Taxes, tenant occupied - City		280	273	275	280
Ditto - Suburbs		200		150	140
Value ? times monthly rent		161	164	192	200
Ditto - Suburbs		157		177	192
Annual rent as % of value		7.5%	7.3%	6.3%	6.0%
Ditto - Suburbs		7.7%	7.0%	6.8%	6.3%

SPRINGFIELD, MASS.

	1946	1948	1950	1952	1954
	$ 1,050	$ 1,175	$ 963	$ 1,200	$ 1,500
	856	850	967	1,100	1,100
	12,125	15,200	13,667	17,000	17,500
	11,338	16,250	13,750	16,000	17,500
	86	125	122	137	135
	81	131	119	125	130
	301	310	346	400	425
	258	223	273	305	350
	301	310	346	400	425
	258	223	273	305	350
	144	122	112	124	130
	140	124	116	144	135
	8.3%	9.9%	10.7%	9.7%	9.3%
	8.6%	9.7%	10.4%	8.3%	8.9%

SPRINGFIELD, OHIO

	1946	1948	1950	1952	1954
	$ 1,200	$ 1,500	$ 1,530	$ 2,500	$ 2,800
	700	1,300	1,070	1,700	1,000
	14,000	17,375	15,583	22,500	19,000
	12,667	16,875	13,480	20,000	19,000
	78	109	106	150	125
	78	106	106	138	125
	113	225	226	203	264
	80	163	173	158	247
	113	225	226	203	264
	80	163	173	158	247
	160	159	150	150	152
	162	159	127	145	152
	6.7%	7.5%	8.2%	8.0%	7.9%
	7.4%	7.5%	9.4%	7.8%	7.9%

STOCKTON, CALIF.

	1946	1948	1950	1952	1954
	$ 1,556	$ 1,750	$ 2,680	$ 2,500	
	738	1,250	1,625	2,000	
	17,147	15,000	18,400	20,000	
	16,550	12,000	18,400	16,000	
	94	150	134	180	
	85	125	120	125	
	230	400	410	475	
	108	225	300	325	
	229	400	418	475	
	108	225	300	325	
	183	109	156	139	
	195	86	153	144	
	6.6%	12.0%	7.7%	9.0%	
	6.2%	12.5%	7.8%	9.3%	

SYRACUSE, N.Y.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,440	$ 1,042	$ 1,175	$ 1,250	$ 1,500
Ditto - Suburbs	1,150	867	1,200	1,000	1,200
Value of house & lot - City	14,400	16,250	16,375	18,000	18,500
Ditto - Suburbs	14,375	15,916	16,625	18,000	18,500
Monthly rent - City	81	133	131	135	150
Ditto - Suburbs	73	128	131	135	150
Taxes, owner occupied - City	422	383	396	360	400
Ditto - Suburbs	138	167	194	275	300
Taxes, tenant occupied - City	422	383	396	360	400
Ditto - Suburbs	138	167	194	275	300
Value ? times monthly rent	178	122	125	133	123
Ditto - Suburbs	197	124	127	133	123
Annual rent as % of value	6.8%	9.6%	9.6%	9.0%	9.7%
Ditto - Suburbs	6.1%	9.7%	9.5%	9.0%	9.7%

TERRE HAUTE, IND.

	1946	1948	1950	1952	1954
	$ 971	$ 1,007	$ 1,370	$ 1,250	$ 1,350
	817	795	1,210	1,250	1,250
	11,929	14,083	17,250	17,500	18,500
	11,250	13,883	17,600	17,500	18,500
	81	91	130	150	125
	69	89	130	150	125
	220	269	343	320	315
	108	162	230	223	180
	220	269	343	320	315
	108	162	230	223	180
	147	155	133	117	148
	163	156	135	117	148
	8.1%	7.8%	9.0%	10.3%	8.1%
	7.4%	7.7%	8.9%	10.3%	8.1%

TOLEDO, OHIO

	1946	1948	1950	1952	1954
		$ 1,783	$ 1,700	$ 2,375	$ 2,100
		1,413	1,367	1,500	1,800
		19,333	18,583	22,750	19,250
		18,300	17,583	22,000	18,500
		139	131	160	125
		127	122	145	125
		236	208	256	290
		199	183	202	270
		236	208	256	290
		199	183	202	270
		139	142	142	154
		144	144	152	148
		8.6%	8.5%	8.4%	7.8%
		8.3%	8.3%	7.9%	8.1%

TOPEKA, KANS.

	1946	1948	1950	1952	1954
	$ 817	$ 1,000	$ 1,200	$ 1,850	$ 2,500
	610	608	700	1,000	1,800
	13,250	16,000	14,667	19,500	20,000
	12,100	13,000	12,667	17,000	17,500
	83	96	105	138	150
	73	71	97	110	125
	237	216	245	312	230
	174	107	100	143	180
	237	216	245	312	230
	174	107	100	143	180
	160	167	140	141	133
	166	183	131	155	140
	7.5%	7.2%	8.6%	8.9%	9.0%
	7.2%	6.6%	9.2%	7.6%	8.6%

TRENTON, N. J.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,800	$ 1,360	$ 1,400	$ 2,000	$ 2,000
Ditto - Suburbs	1,300	985	1,225	1,500	1,500
Value of house & lot - City	12,700	16,083	16,083	18,500	19,000
Ditto - Suburbs	12,700	18,333	15,833	18,000	18,500
Monthly rent - City	95	121	129		150
Ditto - Suburbs	83	115	121		125
Taxes, owner occupied - City	425	454	415	541	420
Ditto - Suburbs	199	233	260	375	420
Taxes, tenant occupied - City	425	454	415	541	420
Ditto - Suburbs	199	233	260	375	420
Value ? times monthly rent	134	133	126		127
Ditto - Suburbs	137	142	131		148
Annual rent as % of value	9.0%	9.0%	9.6%		9.5%
Ditto - Suburbs	8.8%	8.4%	9.2%		8.1%

TULSA, OKLA.

	1946	1948	1950	1952	1954
			$ 1,625	$ 2,500	$ 2,500
			1,388	1,500	2,250
			16,563	19,500	18,250
			15,625	18,500	18,000
			131	150	150
			113	115	150
			241	235	217
			163	180	165
			278	275	270
			193	200	200
			126	130	122
			136	161	120
			9.5%	9.2%	9.9%
			8.7%	7.5%	10.0%

WACO, TEXAS

	1946	1948	1950	1952	1954
	$ 950	$ 1,237	$ 1,500	$ 2,000	
	575	1,100	825	1,000	
	13,896	16,000	17,667	19,750	
	12,417	14,000	16,333	19,250	
	92	144	125	135	
	78	109	100	125	
	223	236	355	256	
	87	63	95	53	
	245	251	355	276	
	116	85	95	66	
	151	111	141	146	
	163	128	163	154	
	8.0%	10.8%	8.5%	8.2%	
	7.3%	9.3%	7.3%	7.8%	

WARREN, OHIO

	1946	1948	1950	1952	1954
	$ 860	$ 1,250	$ 1,380	$ 2,050	$ 2,500
	520	650	750	1,250	1,500
	10,320	16,000	15,480	20,500	22,000
	9,000	14,167	12,900	18,500	20,000
	72	108	97	120	130
	59	87	71	100	120
		152	150	187	220
		113	104	170	200
		152	150	187	220
		113	104	170	200
	141	148	159	171	169
	153	163	182	185	167
	8.9%	8.1%	7.5%	7.0%	7.1%
	7.9%	7.4%	8.6%	6.5%	7.2%

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COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A STANDARD HOUSE

WASHINGTON, D.C.

	1946	1948	1950	1952	1954
Value of lot - City		$ 2,675	$ 2,675	$ 2,500	
Ditto - Suburbs		1,750	1,900		
Value of house & lot - City		17,937	21,200	22,500	
Ditto - Suburbs		16,333	19,650		
Monthly rent - City		118	161	160	
Ditto - Suburbs		110	148		
Taxes, owner occupied - City		178	213	194	
Ditto - Suburbs		155	167		
Taxes, tenant occupied - City		178	213	194	
Ditto - Suburbs		155	167		
Value ? times monthly rent		152	132	141	
Ditto - Suburbs		148	133		
Annual rent as % of value		7.9%	9.1%	8.5%	
Ditto - Suburbs		8.1%	9.0%		

WATERBURY, CONN.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,325	$ 2,000	$ 1,800	$ 1,900	$ 1,650
Ditto - Suburbs	800	1,500	975	1,200	1,100
Value of house & lot - City	11,625	10,000	16,625	19,750	18,750
Ditto - Suburbs	10,750	10,000	16,125	18,250	17,000
Monthly rent - City	85	100	119	130	135
Ditto - Suburbs	80	100	108	100	125
Taxes, owner occupied - City	264	360	352	384	470
Ditto - Suburbs	170	250	210	267	250
Taxes, tenant occupied - City	264	360	352	384	470
Ditto - Suburbs	170	250	210	267	250
Value ? times monthly rent	137	100	140	152	139
Ditto - Suburbs	134	100	149	182	136
Annual rent as % of value	8.8%	12.0%	8.6%	7.9%	8.6%
Ditto - Suburbs	8.9%	12.0%	8.0%	6.6%	8.8%

WATERLOO, IOWA

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,108	$ 1,375	$ 1,650	$ 2,000	
Ditto - Suburbs	825	816	970	1,000	
Value of house & lot - City	13,794	17,375	17,100	20,000	
Ditto - Suburbs	12,870	15,000	14,400	18,000	
Monthly rent - City	74	98	111	125	
Ditto - Suburbs	72	90	104	100	
Taxes, owner occupied - City	144	348	236	254	
Ditto - Suburbs	50	192	123		
Taxes, tenant occupied - City	270	410	288	316	
Ditto - Suburbs	83	254	170		
Value ? times monthly rent	186	177	154	160	
Ditto - Suburbs	176	167	138	180	
Annual rent as % of value	6.4%	6.8%	7.8%	7.5%	
Ditto - Suburbs	6.8%	7.2%	8.7%	6.7%	

WHEELING, W. VA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,167	$ 2,750	$ 3,000	$ 3,250	$ 3,250
Ditto - Suburbs	1,200	1,300	1,500	1,500	2,000
Value of house & lot - City	12,500	16,875	17,000	19,500	18,000
Ditto - Suburbs	10,750	12,375	13,333	17,500	17,000
Monthly rent - City	73	93	92	125	125
Ditto - Suburbs	64	72	72	90	100
Taxes, owner occupied - City	89	94	104	85	85
Ditto - Suburbs	51	75	55	80	64
Taxes, tenant occupied - City	138	187	209	170	171
Ditto - Suburbs	101	150	109	160	128
Value ? times monthly rent	171	171	185	156	144
Ditto - Suburbs	168	172	185	194	170
Annual rent as % of value	7.0%	7.0%	6.5%	7.7%	8.3%
Ditto - Suburbs	7.1%	7.0%	6.5%	6.2%	7.1%

WICHITA, KANS.

	1946	1948	1950	1952	1954
Value of lot - City		$ 1,313	$ 1,430		$ 2,500
Ditto - Suburbs		850	740		1,800
Value of house & lot - City		15,000	15,200		17,000
Ditto - Suburbs		13,833	15,200		16,000
Monthly rent - City		98	118		160
Ditto - Suburbs		98	104		150
Taxes, owner occupied - City		294	372		280
Ditto - Suburbs		91	166		110
Taxes, tenant occupied - City		294	372		280
Ditto - Suburbs		91	166		110
Value ? times monthly rent		156	129		106
Ditto - Suburbs		141	146		107
Annual rent as % of value		7.7%	9.3%		11.3%
Ditto - Suburbs		8.5%	8.2%		11.2%

WILKES - BARRE, PA.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,960	$ 2,375	$ 2,330	$ 3,000	$ 2,500
Ditto - Suburbs	1,240	1,250	1,150	2,500	1,000
Value of house & lot - City	10,100	13,250	14,400	16,000	15,000
Ditto - Suburbs	8,900	12,000	12,300	15,500	13,500
Monthly rent - City	81	88	91	100	100
Ditto - Suburbs	66	76	77	85	75
Taxes, owner occupied - City	184	230	221	350	408
Ditto - Suburbs	121	140	121	325	175
Taxes, tenant occupied - City	184	230	221	350	408
Ditto - Suburbs	121	140	121	325	175
Value ? times monthly rent	125	154	158	160	150
Ditto - Suburbs	135	158	160	182	180
Annual rent as % of value	9.6%	7.8%	7.6%	7.5%	8.0%
Ditto - Suburbs	8.9%	7.6%	7.5%	6.6%	6.7%

WILMINGTON, DEL.

	1946	1948	1950	1952	1954
Value of lot - City	$ 2,542	$ 2,400	$ 2,438	$ 2,500	$ 2,800
Ditto - Suburbs	1,529	1,683	1,783	1,500	1,800
Value of house & lot - City	14,700	15,125	17,750	21,000	22,500
Ditto - Suburbs	14,714	15,167	17,350	20,000	19,500
Monthly rent - City	96	116	138	150	150
Ditto - Suburbs	95	120	129	150	135
Taxes, owner occupied - City	173	233	272	275	330
Ditto - Suburbs	40	149	78	90	125
Taxes, tenant occupied - City	173	233	272	275	330
Ditto - Suburbs	40	149	78	90	125
Value ? times monthly rent	153	130	129	140	150
Ditto - Suburbs	155	126	134	133	144
Annual rent as % of value	7.6%	9.2%	9.3%	8.6%	8.0%
Ditto - Suburbs	7.7%	9.5%	8.9%	9.0%	8.3%

WINSTON-SALEM, N.C.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,150	$ 1,400	$ 1,517	$ 1,625	$ 1,500
Ditto - Suburbs	780	850	967	1,000	1,250
Value of house & lot - City	11,167	12,500	15,833	16,500	16,000
Ditto - Suburbs	9,667	11,833	14,167	15,250	14,500
Monthly rent - City	61	96	80	100	85
Ditto - Suburbs	52	81	73	80	70
Taxes, owner occupied - City		162	212	184	200
Ditto - Suburbs		36	42	43	65
Taxes, tenant occupied - City		162	212	184	200
Ditto - Suburbs		36	42	43	65
Value ? times monthly rent	183	130	198	165	188
Ditto - Suburbs	186	148	194	191	207
Annual rent as % of value	6.4%	9.2%	6.1%	7.3%	6.4%
Ditto - Suburbs	6.5%	8.2%	6.2%	6.3%	5.8%

WORCESTER, MASS.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,340	$ 1,267	$ 1,267	$ 1,500	$ 1,200
Ditto - Suburbs	900	900	1,000	1,000	1,000
Value of house & lot - City	12,900	16,600	14,500	17,250	18,000
Ditto - Suburbs	11,800	16,400	14,300	16,750	17,000
Monthly rent - City	104	124	118	125	125
Ditto - Suburbs	93	118	110	125	100
Taxes, owner occupied - City	354	385	339	450	400
Ditto - Suburbs	234	268	204	300	240
Taxes, tenant occupied - City	354	385	339	450	400
Ditto - Suburbs	234	268	204	300	240
Value ? times monthly rent	124	134	123	138	144
Ditto - Suburbs	127	139	130	134	170
Annual rent as % of value	9.7%	9.0%	9.8%	8.7%	8.3%
Ditto - Suburbs	9.5%	8.6%	9.2%	9.0%	7.1%

YONKERS, N.Y.

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,367	$ 1,700	$ 2,230	$ 2,500	$ 3,000
Ditto - Suburbs		1,200	1,133	1,500	2,000
Value of house & lot - City	12,621	19,000	18,200	23,000	23,500
Ditto - Suburbs		18,500	16,000	22,000	22,000
Monthly rent - City	108	200	179	168	200
Ditto - Suburbs		167	143	150	175
Taxes, owner occupied - City	358	556	468	500	475
Ditto - Suburbs		300	330	440	425
Taxes, tenant occupied - City	358	556	468	500	475
Ditto - Suburbs		300	330	440	425
Value ? times monthly rent	126	95	102	137	117
Ditto - Suburbs		111	112	147	128
Annual rent as % of value	9.5%	12.0%	11.0%	8.8%	10.2%
Ditto - Suburbs		10.8%	10.7%	8.2%	9.5%

YORK, PA.

	1946	1948	1950	1952	1954
Value of lot - City		$ 1,500	$ 1,500	$ 1,500	$ 2,000
Ditto - Suburbs		750	1,070	1,000	1,750
Value of house & lot - City		15,000	14,300	18,500	17,500
Ditto - Suburbs		15,000	13,650	17,500	16,500
Monthly rent - City		125	85	125	125
Ditto - Suburbs		125	80	125	125
Taxes, owner occupied - City		140	148	300	200
Ditto - Suburbs		50	85	145	150
Taxes, tenant occupied - City		140	148	200	200
Ditto - Suburbs		50	85	145	150
Value ? times monthly rent		120	168	148	140
Ditto - Suburbs		120	171	140	132
Annual rent as % of value		10.0%	7.1%	8.1%	8.6%
Ditto - Suburbs		10.0%	7.0%	8.6%	9.1%

YOUNGSTOWN, OHIO

	1946	1948	1950	1952	1954
Value of lot - City	$ 1,088	$ 1,497	$ 1,200	$ 1,500	$ 2,500
Ditto - Suburbs	988	1,371	1,350	1,375	2,000
Value of house & lot - City	12,625	16,367	15,783	19,500	18,000
Ditto - Suburbs	13,500	16,929	16,698	19,250	18,000
Monthly rent - City	85	125	103	130	125
Ditto - Suburbs	85	128	104	130	115
Taxes, owner occupied - City	137	207	152	195	264
Ditto - Suburbs	112	161	144	190	220
Taxes, tenant occupied - City	137	207	152	195	264
Ditto - Suburbs	112	161	144	190	220
Value ? times monthly rent	149	131	153	150	144
Ditto - Suburbs	159	134	161	148	157
Annual rent as % of value	8.1%	9.2%	7.8%	8.0%	8.3%
Ditto - Suburbs	7.6%	8.9%	7.5%	8.1%	7.7%

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NEW CITIES SURVEYED

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	Anderson, Ind.	Brockton, Mass.	Charleston, S. C.	Charlotte, N. C.	Corpus Christi, Tex.	Knoxville, Tenn.
	1954	1954	1954	1954	1954	1954
Value of lot - City	**$ 2,000**	**$ 1,000**	**$ 4,500**	**$ 3,250**	**$ 2,500**	**$ 2,000**
Ditto - Suburbs	3,000	700	3,500	2,500	1,500	2,000
Value of house & lot - City	**19,000**	**16,000**	**26,000**	**21,500**	**19,400**	**15,000**
Ditto - Suburbs	21,000	15,500	24,000	20,000	18,750	15,000
Monthly rent - City	**100**	**125**	**135**	**150**	**130**	**100**
Ditto - Suburbs	120	120	135	125	125	100
Taxes, owner occupied - City	**220**	**600**	**103**	**380**	**322**	**350**
Ditto - Suburbs	120	480	93	124	154	152
Taxes, tenant occupied - City	**220**	**600**	**103**	**380**	**340**	**350**
Ditto - Suburbs	120	480	93	124	165	152
Value ? times monthly rent	**190**	**128**	**193**	**143**	**149**	**150**
Ditto - Suburbs	175	129	178	160	150	150
Annual rent as % of value	**6.3%**	**9.4%**	**6.2%**	**8.4%**	**8.0%**	**8.0%**
Ditto - Suburbs	6.9%	9.3%	6.7%	7.5%	8.0%	8.0%

	Miami Beach, Fla.	Montgomery, Ala.	New Bedford, Mass.	New York Area	Orlando, Fla.	Pawtucket, R. I.
	1954	1954	1954	1954	1954	1954
Value of lot - City	**$ 1,500**	**$ 2,500**	**$ 2,500**		**$ 1,000**	**$ 2,250**
Ditto - Suburbs	1,000	1,000	2,500	$ 3,000	500	1,250
Value of house & lot - City	**16,500**	**16,000**	**18,000**		**27,000**	**16,250**
Ditto - Suburbs	15,500	14,000	18,000	19,000	26,500	15,000
Monthly rent - City	**110**	**125**	**125**		**100**	**112**
Ditto - Suburbs	100	100	125	135	75	95
Taxes, owner occupied - City	**165**	**88**	**350**		**350**	**308**
Ditto - Suburbs	90		320	385	200	250
Taxes, tenant occupied - City	**425**	**100**	**350**		**560**	**308**
Ditto - Suburbs	240		320	385	360	250
Value ? times monthly rent	**150**	**128**	**144**		**270**	**145**
Ditto - Suburbs	155	140	144	141	353	158
Annual rent as % of value	**8.0%**	**9.4%**	**8.3%**		**4.4%**	**8.3%**
Ditto - Suburbs	7.7%	8.6%	8.3%	8.5%	3.4%	7.6%

	Portland, Maine	Savannah, Ga.	Springfield, Mo.	Stamford, Conn.	Tacoma, Wash.	Tucson, Ariz.
	1954	1954	1954	1954	1954	1954
Value of lot - City	**$ 1,600**	**$ 4,500**	**$ 2,000**	**$ 2,500**	**$ 2,000**	**$ 2,250**
Ditto - Suburbs	1,000	2,000	1,750	2,500	900	2,750
Value of house & lot - City	**17,000**	**22,000**	**25,000**	**22,000**	**15,400**	**19,000**
Ditto - Suburbs	16,500	17,500	24,000	23,750	14,500	18,500
Monthly rent - City	**125**	**150**	**125**	**170**	**125**	**165**
Ditto - Suburbs	125	125	125	175	95	150
Taxes, owner occupied - City	**270**	**210**	**250**	**378**	**225**	**400**
Ditto - Suburbs	250	180	250	280	150	350
Taxes, tenant occupied - City	**270**	**210**	**250**	**378**	**225**	**400**
Ditto - Suburbs	250	180	250	280	150	350
Value ? times monthly rent	**136**	**147**	**200**	**129**	**123**	**115**
Ditto - Suburbs	132	140	192	136	153	123
Annual rent as % of value	**8.8%**	**8.2%**	**6.0%**	**9.3%**	**9.7%**	**10.4%**
Ditto - Suburbs	9.1%	8.6%	6.3%	8.8%	7.9%	9.7%